

ADOPTED* AMENDMENT C172 TO THE BANYULUE PLANNING SCHEME - HEIDELBERG MAJOR ACTIVITY CENTRE

*The amendment was adopted by Council on 10 February 2025, but is not part of the planning scheme until approved and gazetted by the Minister for Planning.

No.	Adopted planning scheme documents for the Amendment
1	Explanatory Report for the Amendment
2	Planning scheme map - Rezoning
3	Planning scheme map – Deletion of Design and Development Overlay (DDO5)
4	Schedule 2 to the Activity Centre Zone (ACZ2)
5	Schedule 5 to the General Residential Zone (GRZ5)
6	Schedule 1 to the Residential Growth Zone (RGZ1)
7	Clause 02.03 (Strategic Directions)
8	Clause 02.04 (Strategic Framework Plans)
9	Clause 11.03 – 1L- 02 (Heidelberg MAC)
10	Schedule to Clause 72.03 (What does this Planning Scheme consist of?)
11	Schedule to Clause 72.08 (Background Documents)
12	Schedule to Clause 74.01 (Application of zones, overlays and provisions)
13	Schedule to Clause 74.02 (Further Strategic Work)
14	Instruction Sheet

Banyule Planning Scheme

Amendment C172bany

Explanatory Report

Overview

This amendment implements the ‘*Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)’ by strengthening the strategic framework for the Heidelberg Major Activity Centre (Heidelberg MAC) and applying an Activity Centre Zone (ACZ) and residential zone schedules to land. In addition, the amendment makes some minor corrections to the application of zones in the Heidelberg MAC.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Banyule City Council’s Shaping Banyule website at:

shaping.banyule.vic.gov.au/HeidelbergSP

The amendment is available for inspection, free of charge, during office hours at the following places:

- Banyule City Council Customer Service Centre at 1 Flintoff Street, Greensborough VIC 3088.
- Ivanhoe Library & Cultural Hub, 275 Upper Heidelberg Road, Ivanhoe VIC 3079.

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Details of the amendment

Who is the Planning Authority?

This amendment has been prepared by the Banyule City Council, who is the planning authority for this amendment.

The amendment has been made at the request of Banyule City Council.

Land affected by the amendment

The amendment applies to land within the Heidelberg MAC, which is all land within the blue line in Figure 1.

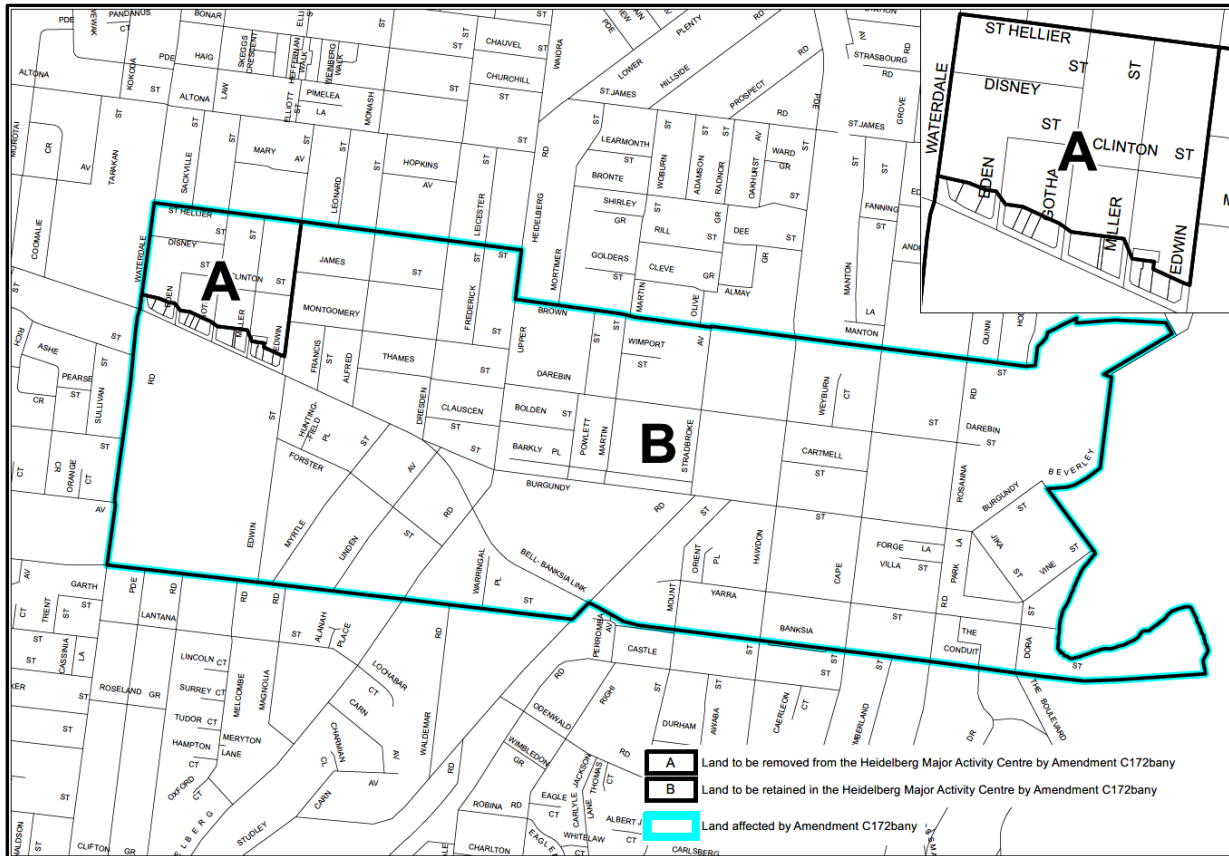


Figure 1: Land affected by Amendment C172bany

Figure 2 below illustrates the rezoning of land implemented by the amendment.

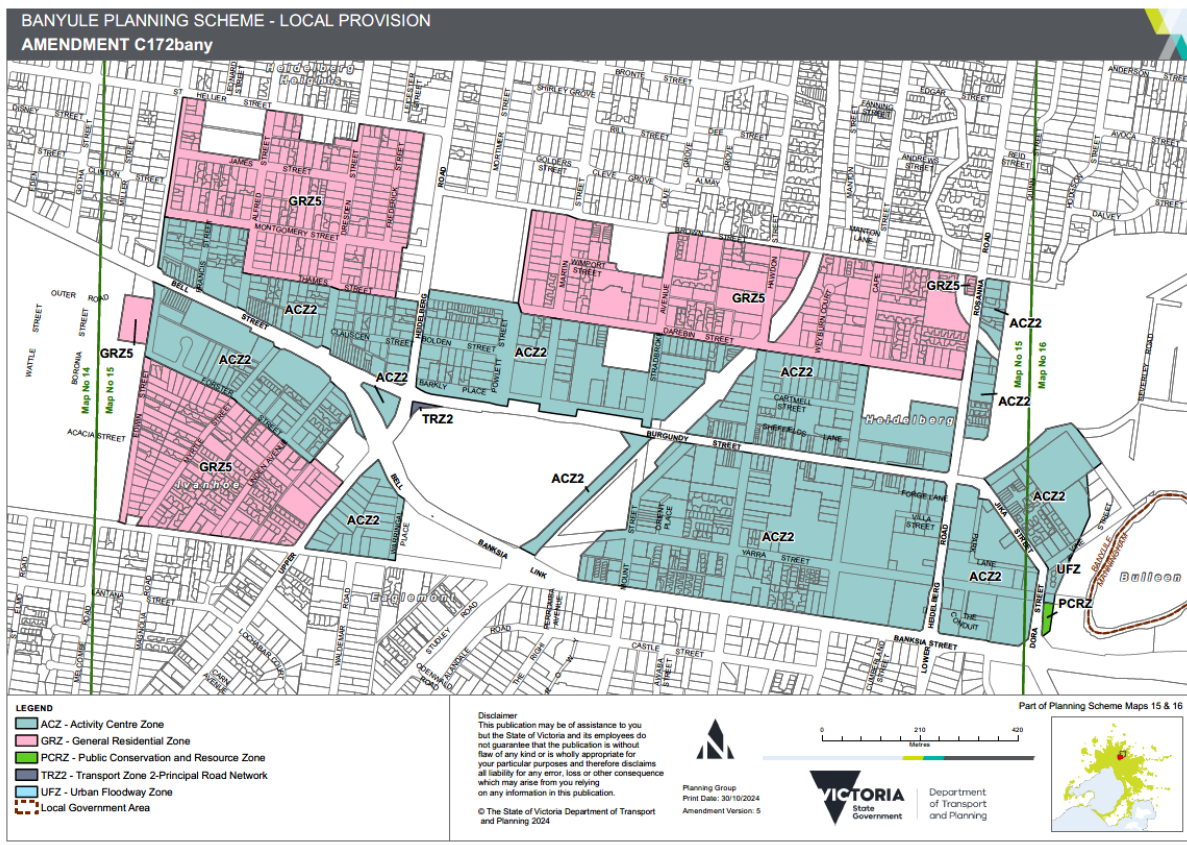


Figure 2: Rezoning implemented by Amendment C172bany.

A mapping reference table providing further information about the land affected by the amendment is at **Attachment 1** to this explanatory report.

What the amendment does

The amendment implements the '*Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)' by strengthening the strategic framework for the Heidelberg Major Activity Centre (Heidelberg MAC) in the Municipal Planning Strategy and Planning Policy Framework of the Banyule Planning Scheme, by applying the Activity Centre Zone (ACZ) and residential zone schedules to the land identified in the Heidelberg MAC and by making other consequential changes to the scheme.

Specifically, the amendment will:

Zoning Maps

- 1) Amend Planning Scheme Map Nos.15ZN and 16ZN to apply the Activity Centre Zone – Schedule 2 and the General Residential Zone – Schedule 5 to the land identified within the Heidelberg MAC.
- 2) Amend Planning Scheme Map Nos.15ZN and 16ZN to correct zoning errors to:
 - a) Part of the land at 93 and 95 Hawdon Street, Heidelberg to replace the redundant application of Transport Zone 1 – State transport infrastructure to the Activity Centre Zone – Schedule 2.
 - b) A small section of existing arterial road located on the south-east corner of Burgundy Street and Upper Heidelberg Road, Heidelberg to rezone it from General Residential Zone Schedule 2 to the Transport Zone 2 – Principal Road Network.
 - c) Rezone part of the land at 10 Banksia Street, Heidelberg from General Residential Zone – Schedule 2 to Public Conservation and Resource Zone to reflect land owned by Parks Victoria.
 - d) Rezone part of the land at 6 Vine Street from General Residential Zone – Schedule 1 to Urban Floodway Zone to reflect the whole site is Crown land that is used to provide the Yarra Valley Parklands and also to provide a consistent application of one zone across the site, noting the UFZ is applied to the balance of the site.

Overlay Maps

- 3) Amend Planning Scheme Map Nos. 14DDO, 15DDO and 16DDO to delete the Design and Development Overlay - Schedule 5 from affected land.

Planning Scheme Ordinance

- 4) Amend Clause 02.03-1 (Settlement) and Clause 02.04 (Strategic Framework Plan).
- 5) Amend Clause 11.03-1L-02 (Heidelberg Major Activity Centre).
- 6) Amend Schedule 1 to Clause 32.07 (Residential Growth Zone) to implement the recommendations of the '*Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)'.
- 7) Insert a new Schedule 5 to Clause 32.08 (General Residential Zone) to apply to residential interface areas.

- 8) Insert a new Schedule 2 to Clause 37.08 (Activity Centre Zone) to implement the recommendations of the '*Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)'.
- 9) Delete Schedule 5 to Clause 43.02 (Design and Development Overlay) from the scheme.
- 10) Amend the Schedule to Clause 72.03 (What does this planning scheme consist of?) to remove Planning Scheme Map No. 15DDO, noting the map will be redundant on deletion of Schedule 5 to Clause 43.02.
- 11) Amend the Schedule to Clause 72.08 (Background Documents) to introduce the '*Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)' as a background document.
- 12) Amend the Schedule to Clause 74.01 (Application of Zones, Overlays and Provisions) to update the application of zones, overlays and provisions relating to the Heidelberg Major Activity Centre.
- 13) Amend the Schedule to Clause 74.02 (Further Strategic Work) to update further strategic work actions.

Strategic assessment of the amendment

Why is the amendment required?

Amendment C172bany implements the land use and development directions of the '*Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)', approved by Banyule City Council (Council) in February 2025. The amendment will provide the Heidelberg Major Activity Centre (MAC) with a contemporary land use and development framework that realises the vision and strategic intent set out in the Banyule Community Vision 2021. This builds on the original structure plan for Heidelberg adopted by Council in 2010.

Heidelberg is identified as a MAC in *Plan Melbourne 2017-2050: Metropolitan Planning Strategy*. The previous structure plan for the Heidelberg MAC was implemented via Banyule Planning Scheme Amendment C060 in November 2010.

The Heidelberg Structure Plan (February 2025) states that since 2007, the MAC added over 900 apartments (at an average of 80 per annum) and approximately 20% of Banyule LGA's recent population growth.

In 2019, there were more than 5,000 residents living within the Centre with population growth projected to be over 8,000 residents by 2036 with approximately 187 apartments currently under construction. An additional 1000 apartments are currently subject to planning or recently approved.

Future floorspace needs for the activity centre include (on a base case scenario rather than a high growth scenario) an additional 19,426 sqms of retail floor space, 100,000 sqms of health and medical floor space and 19,768 sqms of commercial floor space.

This amendment implements the recommendations of the Heidelberg Structure Plan (February 2025)' to meet the future needs of the community for the next decade and further.

The activity centre framework for the Heidelberg MAC has been revised through the Heidelberg Structure Plan (February 2025) based on a range of updated studies and information including the following:

- *Heidelberg Activity Centre Built Form Review - Final Recommendations Report* (Ethos Urban, 2021).
- *Heidelberg Activity Centre Key Directions* (Banyule City Council, 2021).
- *Heidelberg Activity Centre Liveability Study* (Banyule City Council, 2020).
- *Heidelberg Activity Centre: Movement and Place Options Plan* (Movement and Place Consulting, 2021).
- *Heidelberg Major Activity Centre Economic Review 2020* (Charter Keck Cramer, October 2020).
- *Heidelberg Structure Plan Views Assessment* (Ethos Urban, 2021).

As shown in Figure 1 above, the amendment removes an area (Area A) from the Heidelberg MAC. This action implements a recommendation of the Heidelberg Structure Plan (February 2025)' to reduce the boundary of the Heidelberg MAC. It is noted that there are no planning scheme changes by the amendment that are relevant to Area A, other than those necessary to update the Banyule Planning Scheme to recognise that Area A will not be part of the Heidelberg MAC. Specifically, this will include updated mapping of the Heidelberg MAC at Clause 02.04 to remove Area A from the Heidelberg MAC boundary. All zoning changes by the amendment relate to certain, not all, land within Area B. Figure 2 above shows the extent of land affected by zoning changes implemented by the amendment.

In relation to the zoning changes conducted by the amendment, the Activity Centre Zone – Schedule 2 (ACZ2), General Residential Zone – Schedule 5 (GRZ5) and revised Residential Growth Zone – Schedule 1 (RGZ1) will provide a clear, contemporary and more flexible set of use and development requirements for the activity centre as detailed in the Heidelberg Structure Plan (February 2025).

With one exception, the ACZ2 will apply non-mandatory height limits to key parts of the Heidelberg MAC. The exception is that the ACZ2 will apply a mandatory height limit to Sub-precinct 3E of the ACZ2 to protect a key view, the "Hawdon Street and Darebin Street" view, as identified by the *Heidelberg Structure Plan Views Assessment* (Ethos Urban, 2021).

This amendment also includes four (4) correctional zone changes to land within the Activity Centre boundary. These are explained as follows:

1. To remove the redundant application of the Transport Zone – Schedule 1 (TRZ1) from part of the land at 93 and 95 Hawdon Street, Heidelberg and apply the ACZ2. The land is private property and is not used for public transport. It should, therefore, be in the ACZ2 to reflect its intended use.
2. To remove the redundant application of the GRZ2 from part of the land at 10 Banksia Street, Heidelberg and apply the Public Conservation and Resource Zone (PCRZ). The land is owned by Parks Victoria and provides part of the surrounding Yarra Parkland, which is within the PCRZ. The correct zone for the land at 10 Banksia Street is, therefore, the PCRZ.
3. To remove the redundant application of the GRZ2 from part of road reserve at the corner of Burgundy Street and Upper Heidelberg Road and apply the TRZ2. The land

is part of the arterial road network and should be within the TRZ2, not a residential zone.

4. To replace an inappropriate application of the GRZ1 to a small part of 6 Vine Street with the UFZ. In a submission to the amendment, the Department of Energy, Environment and Climate Action (DEECA) advises that all of 6 Vine Street is reserved for open space and forms part of the Yarra Valley Parklands. The GRZ1 is not an appropriate zone to apply to public land used for conservation and recreational parkland and consistent with this, DECCA requests that the GRZ1 land be rezoned to PPRZ or UFZ. The UFZ is applied to the balance of the land and Melbourne Water has advised it supports application of the UFZ to the existing GRZ1 land.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives set out in section 4(1) of the *Planning and Environment Act 1987*. In particular, it supports the following objectives:

(a) To provide for the fair, orderly, economic and sustainable use, and development of land.

The amendment will result in the fair, orderly, economic and sustainable use and development of land by implementing a well-planned, holistic strategy that addresses the needs of the existing and future community of Heidelberg.

(b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

The amendment retains ecologically sensitive public land in vicinity of the Yarra River within appropriate zones, such as the PCRZ and UFZ. Further, the amendment corrects errors where parts of this land are wrongly within a residential zone.

Also relevant to this objective, the amendment supports expanded use of public transport, walking and cycling to reduce the environmental impacts of private vehicle use and also supports creating treed streetscapes that will enhance the community's resilience to heatwave events.

(c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

The amendment introduces new strategic directions to support Council's vision that the Heidelberg MAC be a centre that is a vibrant, prosperous and attractive place where people can live, work, learn and play in a connected and inclusive community.

(d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

The amendment respects identified heritage sites and other areas of cultural value, such as the Yarra Parklands and other public parks.

(e) To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.

The amendment applies appropriate zones, or relevant zoning provisions, to protect public utilities and support the orderly provision and co-ordination of these.

(f) To facilitate the provision of affordable housing in Victoria.

The amendment sets in place a framework to support considerable housing growth within the Heidelberg MAC, including affordable housing, such as in apartment developments.

(g) To balance the present and future interests of all Victorians.

The changes made by the amendment to the Planning Policy Framework and also, the various zone schedules implemented by the amendment have been drafted to ensure development occurs in a logical manner consistent with the objectives set out above.

How does the amendment address any environmental, social and economic effects?

The amendment will address environmental, social and economic effects for the Heidelberg community by ensuring that land use and development policies and provisions are consistent with the environmental, social and economic land use objectives of planning in Banyule and Victoria. Specifically, this will be achieved through:

Environmental

The amendment has thoroughly considered potential environmental effects of the amendment and includes measures to mitigate these effects. The amendment aims to have positive environmental impacts by:

- Guiding growth to locations where existing infrastructure can be leveraged, resulting in a lower environmental impact.
- Providing for a more sustainable urban form in new development.
- Enhancing the urban forest and increasing greening initiatives.
- Encouraging waste avoidance, reuse and recycling.
- Integrating biodiversity and sustainability into decision making.
- Facilitating sustainable transport alternatives such as walking and cycling, and encouraging public transport usage.
- Supporting development that is consistent with the Burndap Birrarung burndap umarkoo (Yarra Strategic Plan).

Social and Economic

The amendment aims to have positive social and economic impacts for the municipality by:

- Providing the community with greater certainty and clarity of controls in the Heidelberg MAC.

- Providing the framework for decision making, which the council will use to strategically accommodate growth in the activity centre.
- Enhancing commercial and community opportunities in the activity centre.
- Improving the quality of built form, the attractiveness of streetscapes and overall safety and amenity in the public realm.
- Seeking to provide more affordable housing options.
- Supporting the economic role of the businesses in the activity centre to provide employment and a range of essential and non-essential services and facilities.
- Enhancing the critical health and wellbeing roles of the Austin, Mercy, Heidelberg Repatriation and Warringal Hospitals for the Banyule and surrounding communities.

Does the amendment address relevant bushfire risk?

The amendment is not expected to result in any increase to the risk to life, property, community infrastructure and the natural environment from bushfire with life as the priority.

The land affected by the amendment is not located within an area of identified bushfire risk.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the Ministerial Direction - The Form and Content of Planning Schemes as under section 7(5) of the *Planning and Environment Act 1987* (the Act).

Ministerial Direction No. 9: Metropolitan Planning Strategy

The amendment is consistent with Ministerial Direction No. 9. The objective of the amendment is to implement the planning recommendations of the '*Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)'. The objective and content of the amendment provides significant and broad support for Policy 1.2.1 (Support the development of a network of activity centres linked by transport) of the Metropolitan Planning Strategy (Plan Melbourne 2017-2050). In addition, the amendment supports the following directions of Plan Melbourne:

- Direction 1.1 – Create a city structure that strengthens Melbourne's competitiveness for jobs and investment.
- Direction 1.2 – Improve access to jobs and across Melbourne and closer to where people live.
- Direction 2.1 – Manage the supply of new housing in the right locations to meet population growth and create a sustainable city.
- Direction 2.2. – Deliver more housing closer to jobs and public transport.
- Direction 2.5 – Provide greater choice and diversity of housing.
- Direction 4.3 – Achieve and promote design excellence.
- Direction 4.4 – Respect Melbourne's heritage as we build for the future.
- Direction 5.1 – Create a city of 20-minute neighbourhoods.
- Direction 6.1 – Transition to a low-carbon city to enable Victoria to achieve its target of net zero greenhouse gas emissions by 2050.
- Direction 6.4 – Make Melbourne cooler and greener.

Ministerial Direction No. 11: Strategic Assessment of Amendments

The amendment complies with Ministerial Direction No. 11 under section 12 of the Act. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. The explanatory report provides a comprehensive strategic evaluation of the amendment and the outcomes it produces.

Ministerial Direction No. 15: The Planning Scheme Amendment Process

The amendment is being conducted in accordance with the requirements set by Ministerial Direction No.15. The amendment is being conducted in accordance with the timelines and steps set by that Ministerial Direction, including to allow Council to apply for exemptions if required.

Ministerial Direction No. 19: The Preparation and content of amendments that may significantly impact the environment, amenity and human health

The amendment complies with this direction. There is one application of the Environmental Audit Overlay (EAO) within the area affected by the amendment, which is at 16-18 Banksia Street, Heidelberg. The amendment rezones that property from Commercial Zone – Schedule 1 (C1Z) to ACZ2. The amendment was referred to the Environment Protection Authority (EPA) and the EPA has raised no objection to the amendment.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with the following clauses of the Planning Policy Framework and will assist in achieving objectives of the following clauses:

Clause 11.01-1S – Settlement

The amendment is consistent with the objective to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Specifically, by supporting continued development of the Heidelberg MAC, the amendment is consistent with the following strategies of this Clause:

- Promote and capitalise on opportunities for urban renewal and infill development.
- Encourage a form and density of settlements that supports healthy, active and sustainable transport.
- Ensure retail, office-based employment, community facilities and services are concentrated in central locations.

Clause 11.01-1R – Settlement – Metropolitan Melbourne

By facilitating the continued development of the Heidelberg MAC, the amendment is consistent with the following strategies of this Clause:

- Focus investment and growth in places of state significance, including (amongst others) Metropolitan Activity Centres.
- Develop a network of activity centres linked by transport; consisting of Metropolitan Activity Centres supported by a network of vibrant major and neighbourhood activity centres of varying size, role and function.

Clause 11.02-1S – Supply of urban land

The amendment is consistent with the objective to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

The amendment seeks to provide for significant growth in residential, commercial, retail, institutional and other community uses. By doing so, the amendment particularly supports the following strategies of this Clause:

- Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.
- Ensure that sufficient land is available to meet forecast demand.
- Plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Clause 11.02-2S – Structure Planning

The amendment is consistent with the objective to facilitate the fair, orderly, economic and sustainable use and development of urban areas.

By significantly supporting the implementation of the *‘Heidelberg Structure Plan, Final (Banyule City Council, February 2025)’*, the amendment is particularly consistent with the strategies of the clause, such as to ensure effective planning and management of the land use and development of an area through the preparation of relevant plans.

Clause 11.03-1S – Activity centres

The amendment is consistent with the objective to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

In support of this objective, a key rationale for the amendment is to further concentrate uses typical to a major activity centre into the Heidelberg MAC. For example:

- to further concentrate retail and commercial uses into Precinct 2 (Civic and Commercial) and Precinct 3 (Heidelberg Central).
- to facilitate expansion in Precinct 4 (Health) of the role of the Heidelberg MAC as a major regional centre for health care and services.
- to facilitate expansion of residential use in Precinct 6 (Residential).

Clause 15.01-S Urban Design

The amendment is consistent with the objective of this Clause to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

A key focus of the *‘Heidelberg Structure Plan, Final (Banyule City Council, February 2025)’* is to provide for additional growth in the centre to service the community, whilst providing development that positively contributes to the character, safety, enjoyability and functionality of the Heidelberg MAC. The amendment supports a variety of urban design objectives and requirements to encourage good design for the Heidelberg MAC. For example, to:

- Apply a suite of building heights that will allow growth, but will still protect key views and provide a suitable transition in the scale of development between the centre of

the Heidelberg MAC and more sensitive residential areas with the periphery and outside the MAC.

- To encourage development in the higher-intensity areas, such as key commercial and retail areas, to support the quality, safety and vibrancy of the public realm by respecting public laneways with a key pedestrian function, suitably minimising overshadowing and providing active frontages.

For the same reasons, the amendment is also consistent with objectives and strategies at other clauses of the PPF pertaining to urban design, such as at Clause 15.01-R (Urban Design - Metropolitan Melbourne), 15.01-1L-01 (Urban Design) and 15.01-1L-02 (Safer Design).

How does the amendment support or implement the Municipal Planning Strategy?

The amendment is consistent with the relevant directions of the Municipal Planning Strategy and will assist in achieving objectives of the following clauses:

- The amendment implements the strategic directions for settlement (Clause 02.03) by providing updates to the context and existing conditions of the Heidelberg MAC and updating the strategic directions for the Heidelberg MAC.
- The amendment provides improved guidance and directions by updating the Strategic Framework Plan and Residential Areas Framework Plan within Clause 02.04 (Strategic framework plans).

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions by updating and amending the Planning Policy Framework to implement objectives and strategies to achieve the strategic directions set by the structure plan. Further, the amendment is consistent with the following Planning Practice Notes:

Planning Practice Note 56: Activity centre zone

The amendment is consistent with *Planning Practice Note 56* as it makes substantial application of the activity centre zone to the Heidelberg MAC, which is consistent with a statement of the practice note that the zone is the preferred tool to guide and facilitate the use and development of land in activity centres. Further, consistent with the practice note, the amendment's application of the activity centre zone is based on the recommendations of an adopted structure plan.

Planning Practice Note 58: Structure Planning for Activity Centres

The amendment is consistent with *Planning Practice Note 58* as the development of the '*Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)' has followed the structure planning process recommended by the practice note. Further, the amendment is consistent with the statement in the practice note that it is necessary to ensure that key elements of a structure plan are included in the planning scheme. In addition, the structure and content of the '*Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)' is consistent with relevant recommendations contained within the practice note, particularly those provided under the heading "The aims of structure planning".

Planning Practice Note 59: Role of Mandatory Provisions in Planning Schemes

The amendment is consistent with *Planning Practice Note 59* as it only applies mandatory provisions where their use is particularly warranted. For example, to ensure building heights are controlled in areas of the activity centre where there is a particular need to do so to protect a key view and/or provide modest sized buildings as a transition to, or interface with, sensitive residential areas outside the activity centre.

Planning Practice Note 60: Height and Setback Controls for Activity Centres

The amendment is consistent with *Planning Practice Note 60* as the height and setback controls applied by the amendment are the result of undertaking a comprehensive built form analysis that satisfies the criteria listed in the practice note. Further, the amendment satisfies the statement that preferred built form outcomes identified in structure plans should be given effect in planning schemes. In addition, the application of discretionary and mandatory controls is consistent with the practice note's guidelines for applying each.

Planning Practice Note 91: Using residential zones

The amendment is consistent with *Planning Practice Note 91* as it introduces the GRZ5 and amends the RGZ1 in a fashion which best matches the strategic intent of the '*Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)' regarding the extent and density of residential land use permitted in particular parts of Precinct 5 (Bell Street Gateway) and more broadly in Precinct 6 (Residential). For example, to use the amended RGZ1 to allow higher capacity where sought by the structure plan in less sensitive areas and to use the GRZ5 in more sensitive areas closer to the boundary of the MAC and/or where there is a particular need to protect sensitive landscape views.

How does the amendment address the views of any relevant agency?

The views of relevant agencies were sought in the development of the '*Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)', and in the preparation of this amendment. The structure plan was prepared in consultation with the former Department of Transport and VicTrack. The Austin, Mercy and Warringal Hospitals were also consulted about the directions included in the structure plan. The First Nations people were also consulted through the Traditional Owners, the Wurundjeri Woi-Wurrung.

Further, the views of relevant agencies and organisations were sought through the formal exhibition of the amendment. All matters raised in submissions from state authorities and other relevant authorities were addressed to the submitters' satisfaction and, where required, have been appropriately incorporated by changes to the amendment and the '*Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)'.

For example, the addition of certain Precinct objectives within the ACZ2 that provide additional guidance regarding future development and potential flooding have been made in response to a submission from Melbourne Water and with the agreement of that authority.

Does the amendment address relevant requirements of the *Transport Integration Act 2010*?

The vision of the *Transport Integration Act 2010* is for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible State. The *Transport Integration Act 2010* has a range of inter-related objectives to support this vision, such as to:

- Reduce barriers to accessing the transport system so that it is available to as many persons as wish to use it.
- Enable efficient and effective access for persons and goods to places of employment, markets and services.
- Facilitate investment in Victoria.
- Provide for the effective integration of transport and land use and facilitate access to social and economic opportunities.

The '*Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)' and the amendment are consistent with the vision and objectives of the *Transport Integration Act 2010*, particularly by:

- Conducting significant rezonings to promote economic development and a higher density of residential development around Heidelberg's major transport hub and in an area which it is intended to be serviced in the future by the Suburban Rail Loop.
- To introduce new planning provisions, such as the ACZ2, which will apply planning objectives and requirements that will promote an urban structure that better supports access to transport and active transport. For example, by improving the configuration and quality of key pedestrian laneways in the Heidelberg MAC and suitably increasing passive surveillance of public thoroughfares.

Individual planning permit applications within the Heidelberg MAC will continue to be referred to the Department of Transport and Planning for comment on whether the impacts of development proposals are considered appropriate from a transport outcome.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

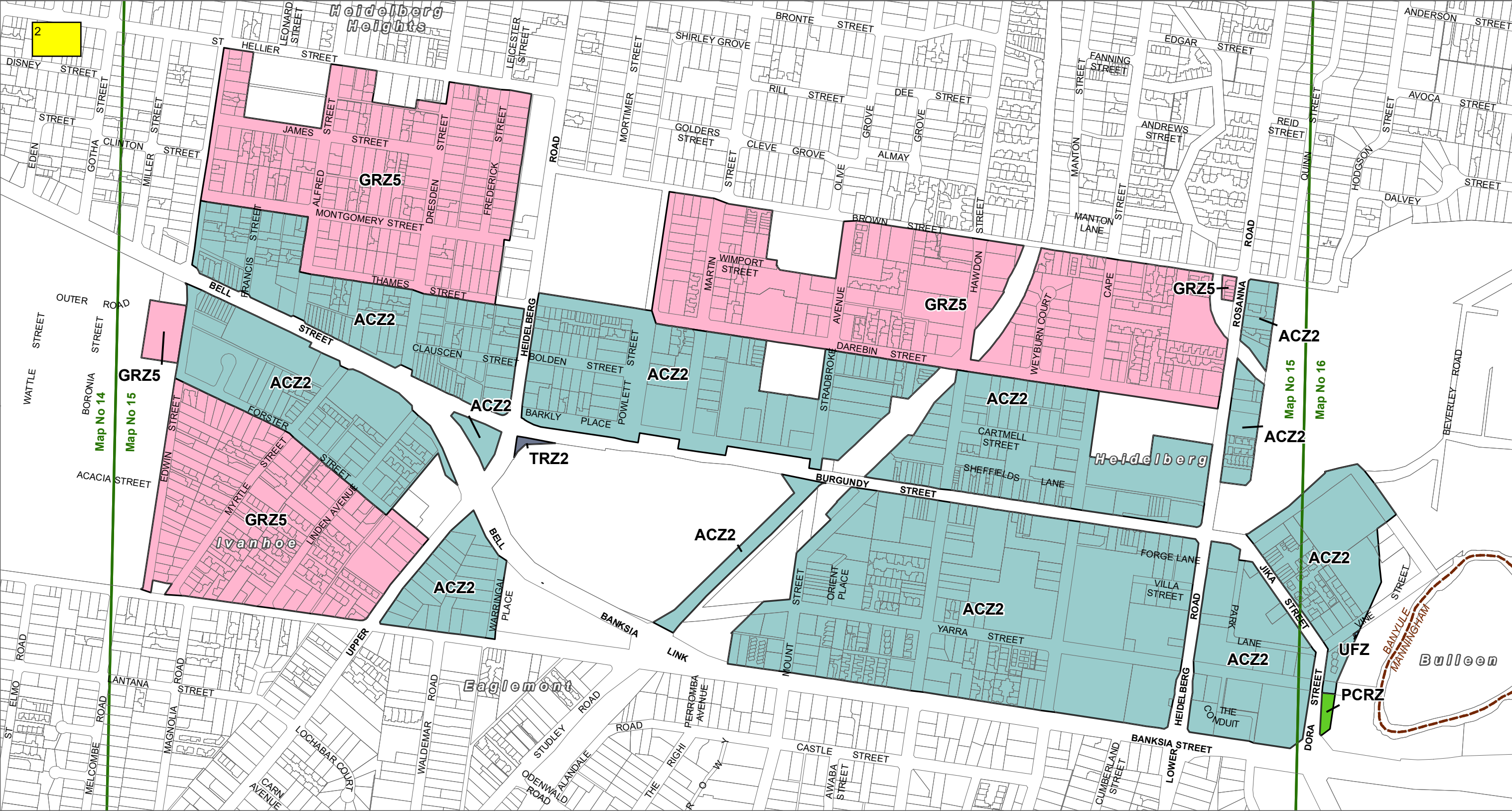
The amendment is not expected to impose additional resource or administrative costs on the responsible authority. The amendment will provide a simpler planning framework that will give greater certainty and clarity to the community and other stakeholders regarding land use and development in the Heidelberg MAC. This will be achieved through a single planning control for the activity centre and the retention of residential zones where appropriate. The new and varied zones implemented by the amendment are not expected to result in additional planning permit applications.

Information about the ACZ2, GRZ5 and RGZ1 will be provided by the council to applicants and the community. The planning application workload will be resourced by the council through the usual budgetary processes and staffing resources allocated for planning permit applications.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed deletion changes
Heidelberg MAC	Approx. 72.35ha of land within the Heidelberg MAC, particularly land within Precinct 2 (Civic and Commercial) Precinct 3 (Heidelberg Central), Precinct 5 (Bell Street Gateway) and a developed part of Precinct 1 (Yarra Valley Open Space).	Banyule C172bany 001znMaps15_16	Numerous	Rezone from RGZ1, RGZ4, GRZ1, GRZ2, NRZ3, C1Z, MUZ, TRZ1 and SUZ3 to ACZ2	D-DDO5
Heidelberg MAC	Approx. 46.33ha of land in the Heidelberg MAC.	Banyule C172bany 001zn Maps15_16	Numerous	Rezone from GRZ1 and GRZ2 to GRZ5.	
Heidelberg MAC	Part (approx. 175 square metres) of 10 Banksia Street, Heidelberg.	Banyule C172bany 001zn Maps15_16	Part of 10 Banksia Street, Heidelberg	Rezone from GRZ2 to PCRZ	
Heidelberg MAC	Approx. 561 square metres of road reserve at the south-east corner of Burgundy Road and Upper Heidelberg Road	Banyule C172bany 001zn Maps15_16	Part road reserve at the corner of Burgundy Road and Upper Heidelberg Road	Rezone from GRZ2 to TRZ2	
Heidelberg MAC	Approx. 54 square metres of land at 6 Vine Street.	Banyule C172bany 001zn Maps15_16	6 Vine Street, Heidelberg	Rezone from GRZ1 to UFZ	

BANYULE PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C172bany

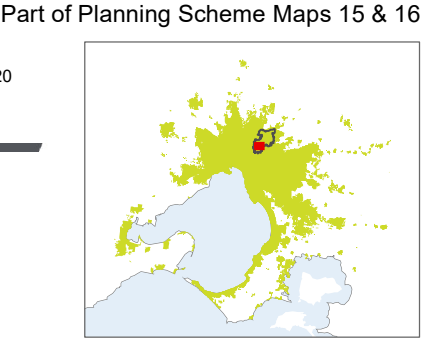
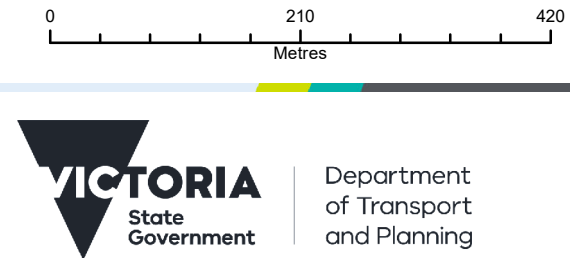


- LEGEND**
- ACZ - Activity Centre Zone
 - GRZ - General Residential Zone
 - PCRZ - Public Conservation and Resource Zone
 - TRZ2 - Transport Zone 2-Principal Road Network
 - UFZ - Urban Floodway Zone
 - Local Government Area

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

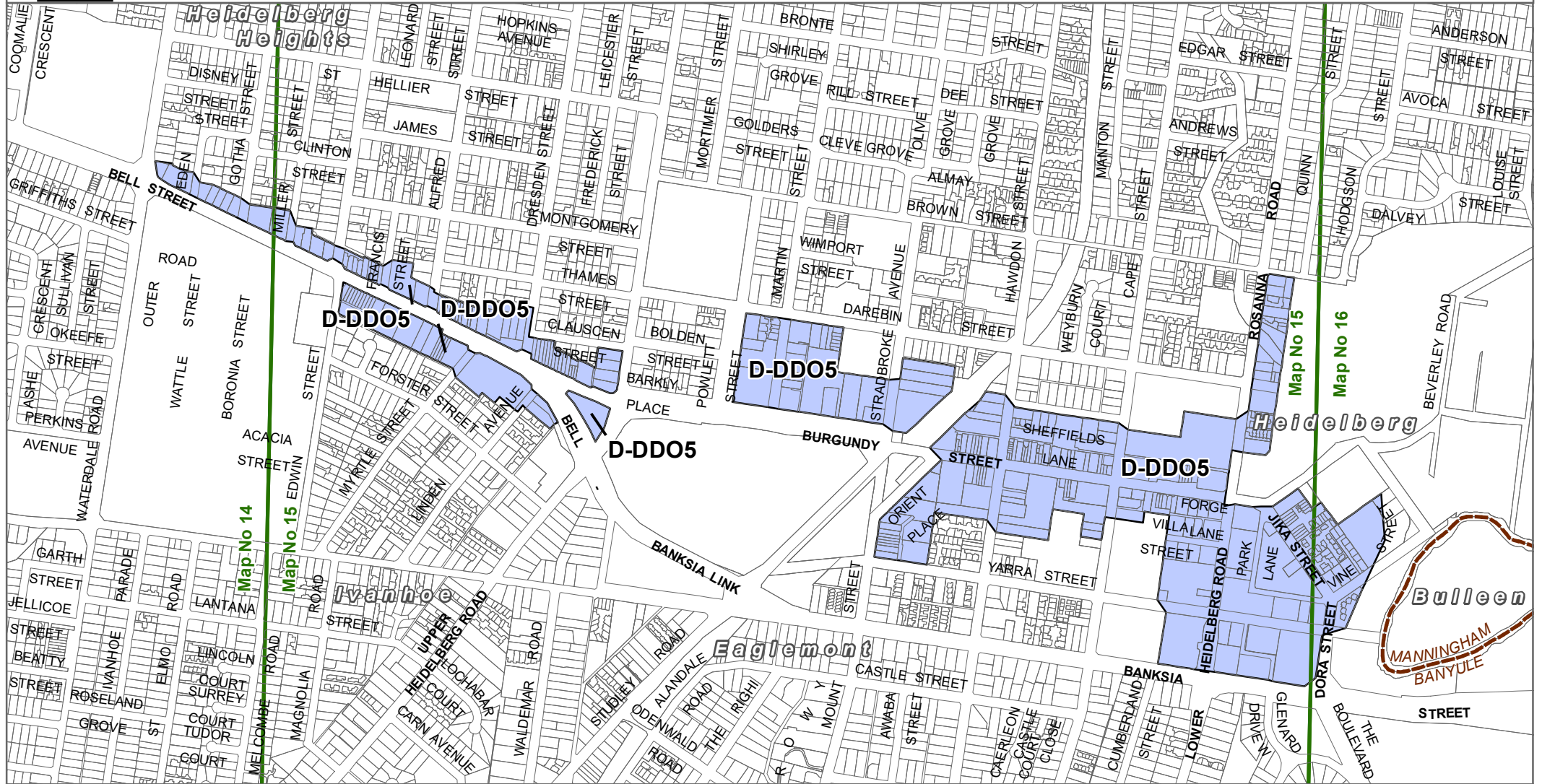
© The State of Victoria Department of Transport and Planning 2024

Planning Group
Print Date: 30/10/2024
Amendment Version: 5



BANYULE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C172bany



LEGEND

- D-DDO - Area to be deleted from a Design and Development Overlay
- Local Government Area

Disclaimer

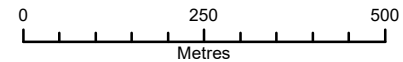
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Transport and Planning 2023

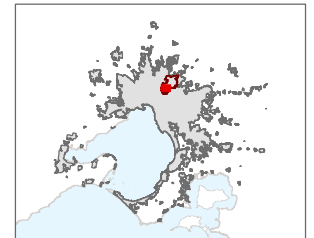
Planning Group

Print Date: 01/02/2023

Amendment Version: 2



Planning Scheme Maps 14DDO, 15DDO & 16DDO



2.0 Land use and development objectives to be achieved

--/--
Proposed
C172bany

Land use

To encourage a diversity of uses, within designated areas, to create high levels of activity, including retail, entertainment, office, services, and residential land uses.

To retain and enhance existing medical, health and ancillary land uses.

To ensure that Precinct 4 and Precincts 2, 3 and 5 retain synergies but continue to develop as two distinct economies that operate independently of one other.

To encourage greater housing diversity through the residential precincts that each provide for a range of housing types and densities.

Built environment

To avoid the under-development of land.

To protect key views and notable views from the impacts of development.

To ensure well designed and locally responsive built form outcomes through appropriate building heights, tower separation and setbacks.

To ensure that development anticipates the impacts of climate change and is resilient to the potential impacts of inundation.

To retain the prominence of places of cultural heritage significance through conservation, compatible reuse and restoration.

To ensure that development provides a sympathetic design response that respects nearby heritage buildings and precincts.

To encourage development that incorporates contemporary architecture, positively contributes to the urban context, maximises connectivity through and between precincts, and maximises adequate solar access to roads, streets, footpaths and public open space.

To encourage the consolidation of lots by creating viable development sites that provide a positive interface to the public realm and good internal amenity within buildings.

To ensure development maintains a human scale in streetscapes through the utilisation of maximum street wall heights, appropriate and consistent awnings, quality materials and building façade treatments.

Landscaping and environment

To incorporate environmentally sustainable development principles in all development.

To maximise tree canopy cover and provide appropriate landscaping in development and streetscapes.

To provide safe, well designed, sustainable, accessible and well-maintained public open space to residents and visitors of all ages and abilities.

To protect and conserve the natural environment, particularly the Yarra River environs, with appropriate visual connections to the Yarra River parklands.

Transport, access and movement

To facilitate in all precincts the integration of land use and development with transport infrastructure that prioritises sustainable modes of transport, including active transport.

To improve pedestrian and cycling connections with a safe and legible active transport network between Heidelberg Railway Station and the main pedestrian and cycling corridors including the Yarra River Trail.

To optimise safe access and improved amenity in the design of carparking.

To improve the pedestrian environment along major walking routes through streets, laneways and other public spaces that provide safe and interesting opportunities for walking, sitting and other casual recreation supported by vibrant retail activity and development.

3.0

Table of uses

~/-/-/-/-/-
Proposed
C172bany

Section 1 - Permit not required

Use	Condition
Accommodation (other than Community care accommodation)	Must be located in Sub-precinct 1A, 1B or 1C, or Precinct 3, 5 or 6. Must not be located at ground floor level with a frontage of more than 2 metres other than in Sub-precinct 1A, 1B or 1C or Precinct 6. If it is a Rooming house, must meet the requirements of Clause 52.23-2.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Cinema	Must be located in Precinct 2, 3, 4 or Sub-precinct 5C, 5D, 5E or 5F.
Community care accommodation	Must be located in Precinct 1, 4C, 5 or 6. In Precinct 1, 4C or 6, any frontage at ground floor level must be no more than 2 metres.
Convenience shop	
Education centre	
Food and drink premises	Must be located in Precinct 2, 3, 4 or 5.
Hall	Must be located in Precinct 2, 3, 4 or 5.
Home based business	
Hospital	Must be located in Precinct 4.
Informal outdoor recreation	
Library	Must be located in Precinct 2, 3, 4 or 5.
Medical centre	In Precinct 6, the gross floor area of all buildings must not exceed 500 square metres.
Minor utility installation	
Office (other than Medical centre)	Must be located in Precinct 2, 3, 4 or 5.
Open sports ground	
Place of worship	The gross floor area of all buildings must not exceed 250 square metres. In Precinct 4, the site must not exceed 1200 square metres. In Precinct 4, the site must adjoin, or have access to, a road in a Transport Zone 2 or Transport Zone 3.
Railway station	
Retail premises (other than Shop)	Must be located in Precinct 1, 2, 3 or 4 or Sub-precinct 5C, 5D, 5E or 5F.
Service industry	Must be located in Precinct 1, 2, 3 or 4 or Sub-precinct 5C, 5D, 5E or 5F.
Shop (other than Convenience shop)	Must be located in Sub-precinct 5E or Precinct 2 or 3.
Tramway	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Community care accommodation)	If located in Sub-precinct 4C with a frontage to Burgundy Street, Martin Street or Stradbroke Avenue, must not be located at ground, first or second floor level and must not exceed 35 percent of the combined gross floor area of all buildings on the lot.
Cinema	Must be located in Precinct 1.
Domestic animal husbandry	Must be located in Precinct 1, 2, 3 or 4 or Sub-precinct 5C, 5D, 5E or 5F.
Leisure and recreation (other than Informal outdoor recreation, Motor racing track and Open sports ground)	
Place of assembly (other than Cinema, Hall, Library and Place of worship)	
Research and development centre	Must be located in Precinct 1, 2, 3 or 4 or Sub-precinct 5C, 5D, 5E or 5F.
Retail premises (other than Food and drink premises and Shop)	In Precinct 6 and Sub-precinct 5A or 5B, the site must adjoin, or have access to, a road in a Transport Zone 2 or Transport Zone 3.
Service industry	Must not be located in Sub-precinct 5A or 5B or Precinct 6.
Shop (other than Convenience shop)	Must be located in Precinct 1 or 4 or Sub-precinct 5C, 5D, 5E or 5F.
Any use not in Section 1 or 3	

Section 3 – Prohibited

Use
Agriculture (other than Apiculture, Domestic animal husbandry, Aquaculture and Horticulture)
Corrective institution
Industry (other than Research and development centre and Service industry)
Motor racing track
Saleyard
Warehouse

4.0

---/---
Proposed C172bany

Centre-wide provisions**4.1****Use of land**

---/---
Proposed
C172bany

A permit is not required to use land for the purpose of Local Government providing the use is carried out by, or on behalf of, the public land manager.

Despite the provisions in clause 3.0 of this schedule, a permit is required to use land for a new use on land which is (potentially) affected by flooding.

4.2 Subdivision

---/---/---
Proposed
C172bany

An application for subdivision of existing sites that are not associated with a development proposal that supports the objectives of this schedule are discouraged.

In Precincts 3 and 5, land should be consolidated to create viable development sites that meet all of the following:

- A minimum frontage of 18 metres.
- A minimum area of 700 square metres with adequate dimensions for the provision of setbacks as specified in the requirements of Clause 5.0 of this schedule.

4.3 Buildings and works

---/---/---
Proposed
C172bany

No permit is required to construct a building or construct or carry out works for the following:

- In Precinct 2, 3 or 4 or Sub-precinct 5C, 5D, 5E or 5F:
 - The installation of an automatic teller machine.
 - An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.
- Construct or extend the following within Sub-precinct 5A or 5B or Precinct 1 or 6:
 - A single dwelling on a site greater than 300 square metres.
 - Works normal to a dwelling.
 - An open-sided pergola or verandah with a finished floor level not more than 800 millimetres above natural ground level and a maximum height not more than 3 metres above natural ground level.
 - An outbuilding with a gross floor area not more than 10 metres and a maximum building height not more than 3 metres above natural ground level, but not including the construction or extension of a garage or carport.
 - A deck with a finished floor level not more than 800 millimetres above natural ground level.
 - A domestic swimming pool or spa and associated mechanical equipment and safety fencing.

In Sub-precinct 5A or 5B or Precinct 1 or 6, on a lot of less than 300 square metres, a development must meet the objectives and should meet the standards of Clause 54 if it proposes to:

- Construct or extend one dwelling; or
- Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling.

In Sub-precinct 5A or 5B or Precinct 1 or 6, a development must meet the objectives and should meet the standards of Clause 55 if it proposes to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on a lot.
- Construct or extend a dwelling on common property.
- Construct or extend a residential building.
- Construct or extend a fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

This does not apply to a development of five or more storeys, excluding a basement.

4.4 Design and development

~/-/-----
Proposed
C172bany

In the operation of this clause:

- A street wall is the wall height of a building along the frontage measured from ground level at the frontage of a site and includes a parapet or balustrade. A street wall should be included for development in Precinct 2, 3 or 4 or Sub-precinct 5C, 5D, 5E or 5F.
- In Precincts 2, 3, 4 and 5, the height of a storey at the ground floor level of a new building must be a minimum of 4.5 metres measured from finished floor level to the finished floor level of the floor above.
- The height of a storey at first floor level of a new building, including for a car park, must be a minimum of 3 metres measured from finished floor level to the finished floor level of the floor above.
- For the preferred and mandatory maximum building heights specified in Clause 5.0, a building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.
- The preferred and mandatory maximum building height to be measured is from the level of the footpath at the centre of a site's frontage.
- A basement is not a storey for the purposes of calculating the number of storeys contained in a building.
- The requirements for maximum building height and maximum number of storeys in Clause 5.0 should be applied concurrently to an application.

Mandatory design and development permit requirements

A permit cannot be granted to:

- Construct a building or construct or carry out works that is not in accordance with the mandatory maximum building height requirement specified in Clause 5.0 of this schedule. This does not include building architectural features and corner elements.

Discretionary design and development permit requirements

A permit can be granted to construct a building or construct or carry out works that is or is not in accordance with the preferred maximum building height, preferred maximum street wall height, preferred minimum building setback and preferred minimum building separation requirements specified in Clause 5.0 of this schedule.

Design and development requirements

The following design and development requirements apply to an application to construct a building or construct or carry out works:

Active frontages and building adaptability

In Precincts 2, 3, 4 and Sub-precincts 5C, 5D, 5E and 5F, development should be designed to:

- Provide a ground-level frontage with at least 70 percent and a maximum 90 percent of clear unobstructed glazing.
- Be capable of accommodating retail uses at ground level including food and drink premises, retail premises and shops with an entry or display at the frontage for pedestrian interest and interaction and a range of commercial uses at first floor level.
- Locate offices and other commercial uses with customer service and ancillary activities for pedestrian interest and interaction at ground floor level.

- Provide car parking areas with adequate floor to ceiling heights with minimised sloping floor plates that enable other types of future uses.
- Sleeve upper-level car parking areas with occupiable floor areas to maintain activation of street frontages at upper levels.

Built form, overshadowing and key views

Development should be designed to:

- Articulate buildings on sloping sites to reduce visual bulk and improve their appearance.
- Locate the ground floor entries of new buildings at the same level as the existing footpath and along streets in visually prominent positions.
- Respond to sloping topography and minimise the need for cut and fill.
- Avoid any additional overshadowing between 11.00am and 2.00pm on 22 September from the siting and design of development to the following land:
 - Secluded private open space to existing residential development in general residential zoned land.
 - Southern footpath along Banksia Street, Bell Street and Burgundy Street as measured from the development to the back edge of the kerb adjoining the footpath.
 - Southern permanent public realm outstands along Banksia Street, Bell Street and Burgundy Street (except between Lower Heidelberg Road and Dora Street) as measured from the development to the back edge of the kerb adjoining the footpath or outstand.
 - All open space in Precinct 4 as identified at Clause 5.4-1 (Precinct Map), which includes landscaped median strips as measured from the development to the back edge of the kerb adjoining the footpath and Service Reserve.
 - Powlett Street Reserve.
- Articulate the upper levels of building facades through the use of recesses, windows and materials that create visual interest as viewed from the public realm and adjoining residential areas.
- Include architectural features on podium levels of a human scale and incorporate elements that show evidence of occupation and activity, the fine grained pattern of development and which positively interact with the street.
- Include ground floor frontages that are built to the boundary that enable visual interest through active frontages including the utilisation of glazing.
- Avoid large, blank walls, screens or uniform front facades along streets and laneways.
- Carefully site and incorporate solar panels, air conditioning, rainwater tanks, building services, utilities, bins, storage areas, plant equipment, vents and any other mechanical equipment into the building design and be screened or concealed from view of the street, surrounding public spaces and buildings.
- Include balconies to enhance passive surveillance of the public realm, including rear laneways.
- Allow balconies to encroach into the recessed upper levels but with reduced visual bulk and overshadowing impacts through open, glass, lightweight and separated structures.
- Protect long range key views that contribute to the identity of the centre to ridgelines, areas of high quality vegetation and landmark structures.
- In Precincts 3, 4 and 6, protect and enhance identified key views from:
 - Burgundy Street and Stradbroke Avenue.
 - Hawdon Street and Darebin Street.
 - Hawdon Street.
 - Studley Road and Bell Street.

- Upper Heidelberg Road and Burgundy Street.
- Protect identified notable views.
- Be high quality, distinctive and enhance open space and precinct gateway locations.
- Incorporate landscaping based on crime prevention through environmental design (CPTED) principles that avoids mid-level screening to maintain sightlines between pedestrian walkways, buildings, public spaces and roads.
- Incorporate water sensitive urban design (WSUD) principles and environmentally sustainable development (ESD) measures that include but are not limited to improved vegetation and water provision in development through the greening of buildings, green roofs, green walls and planter boxes.
- Encourage buildings in areas subject to inundation which are required to keep internal finished floor levels above the flood level to provide any transition to ground level setbacks internally to the building where practicable.
- Except in Sub-precinct 5A and 5B and Precinct 6, incorporate continuous weather protection measures (verandahs, shade cloths or canopies) along Bell Street, Burgundy Street, Dora Street, Hawdon Street, Jika Street, Lower Heidelberg Road, Martin Street, Mount Street, Rosanna Road, Stradbroke Avenue, Upper Heidelberg Road and Yarra Street.
- Incorporate building materials, colours and finishes that complement the surrounding built form and reflect the urban character of the activity centre by including:
 - Natural building materials and finishes including stone, masonry and timber.
 - The use of complementary and contrasting materials together.
 - The use of low maintenance, naturally weathering materials and finishes.
 - The integrated use of green landscaping including green walls.
 - Avoiding the use of excessive reflective glazing over the building exterior and solid wall ground level facades.
- Not increase the level of wind impacts at ground level.
- Utilise adaptable building design that can easily accommodate alternate uses over time.
- Maximise floor plates for buildings in Precincts 2, 3 and 4 to provide commercial capability and viability.
- Avoid the under-development of land where mixed land uses and a greater intensity of development is promoted.
- Consolidate land to facilitate the creation of viable development sites with large ground floor areas that positively interact with the street and provide good internal amenity within buildings.

Heritage places

- For sites that adjoin a heritage place identified in the heritage overlay, provide an appropriate response to the heritage significance of the heritage place with a built form interface that does not visually dominate, overlook or overshadow heritage sites, including:
 - A 5 metre ground level front setback.
 - Reflecting the existing street wall height of the abutting heritage building.
 - A 4.5 metre upper level front setback above the street wall.
 - Building heights that are sympathetic to, and respect, adjacent heritage buildings or precincts.
 - Avoiding facadism and the mimicking or replication of heritage features and styles.
 - Materials, colours and architectural articulation that positively responds to heritage sites.

- For a heritage place identified in the heritage overlay, development should provide an appropriate response to the heritage significance of the heritage place by:
 - Being guided by the provisions of the Heritage Overlay and the Cultural Heritage Conservation Policy in the Banyule Planning Scheme.
 - Respecting the built heritage and sympathetically respond to the urban fabric, identity and character of the centre.
 - Including building form, facades and roofs that acknowledge and reflect the predominant vertical ordering which is a characteristic of heritage buildings.
 - Avoiding facadism and retaining the primary building volume when developing existing buildings.
 - Retaining the integrity and prominence of existing heritage buildings from views from the street(s).
 - Being no higher than the preferred maximum building height.

Signs

Signs should:

- Be designed to be proportional to the size and form of the building and not detract from identified key views and notable views and the urban character of the activity centre.
- Generally be contained within the shopfront and main structural elements of a building and designed to fit within the architectural style of the building.
- Include street numbers positioned on the building street alignment in highly visible locations.
- Not have more than 90 percent glazing in shopfronts, with frequent vertical masonry, timber and/or metal partitions between glazed sections.
- Not allow glazing to be obscured by advertising on windows and maintain clear visibility between the inside and outside of the premises.
- Not increase the level of wind impacts at ground or footpath levels.
- Not cover more than 20 percent of the window area on the building frontage.

Promotion signs, electronic signs, animated signs, sky signs, bunting signs, A-board signs (except in association with footpath eating areas displaying menus), and special promotional signs on footpaths are discouraged.

Building identification signs should:

- Include one sign per wall per side.
- Be positioned at the focal point of the building façade.
- Not include general advertising of products, goods or services.

High Wall Signs should:

- Be incorporated where opportunity exists on a blank side or rear wall.
- Be less than 20 percent of the wall area.
- Include one sign per wall per side.
- Advertise only services that are sold within the building.

Below verandah signs (both illuminated or non-illuminated) should have:

- Maximum dimensions of 1.8 metres wide by 0.5 metres high.
- Be erected horizontally and at right angles to the building façade.
- With a minimum clearance of 2.65 metres above the footpath.

Signs located on the fascia of a building should:

- Be part of the verandah.
- Not project above or below the verandah fascia.
- Not include product identification.

Vehicle access and parking areas

Vehicle access and parking areas should:

- Minimise the number and width of vehicle crossovers and access points and provide them from laneways or secondary street frontages.
- Be well lit and clearly identified with signage, including for entry and exit points.
- Separate vehicle access points from pedestrian access points.
- Setback shared vehicle and pedestrian access ways or car parks at least 1.5 metres from habitable room windows in adjacent dwellings.
- Avoid parking between the front of the building and the street.
- Locate car parking areas to the rear of the site, in a basement or in upper levels.
- Surround parking areas by buildings to provide an active frontage and a mix of uses.
- Be shared between day and night time demand where a building contains a mix of uses.
- Not provide tandem spaces unless associated with a single occupancy.
- Naturally ventilate basement car parks wherever possible.
- Be sleeved by active uses which face the street in order to screen views of cars parked on upper levels from the public realm.

Loading and rubbish collection facilities

Loading and rubbish collection facilities should:

- Be designed to mitigate their negative visual impacts through screening and the integration of facilities within the design of buildings.
- Be located to the rear of properties and screened from view from public areas.
- Incorporate measures for universal design and access.

Landscaping

Landscaping should:

- Be designed to complement the landscape treatments of adjoining public realm areas.
- Provide canopy trees within the site frontage except where a zero setback applies.
- Provide sufficient area for deep soil planting and canopy trees within building setbacks, particularly in Precincts 1 and 6.
- Provide landscape buffers and physical and visual links with the Yarra River Valley and Heidelberg Gardens.
- Incorporate native and indigenous species or other species that are not included in the Banyule Weed Management Strategy.

integrated water management

Buildings and works should:

- Protect and enhance waterway health following EPA Victoria urban stormwater management guidelines.
- Utilise fit for purpose water to minimise potable water consumption.
- Provide a demand readiness approach in the creation of the buildings so that they may be able to adapt to any possible future alternative water supplies.

5.0 Precinct provisions

--/--/---
Proposed C172bany

5.1 Precinct 1 – Yarra Valley Open Space

--/--/---
Proposed C172bany

5.1-1 Precinct map

--/--/---
Proposed C172bany



5.1-2 Precinct objectives

--/--/---
Proposed C172bany

To encourage residential and recreation uses.

To provide a gateway to the Greater Yarra Urban Parklands and ecological landscapes of the Yarra River (Birrarrung).

To ensure the sensitive integration of buildings and streetscapes with the Yarra River (Birrarrung) corridor.

To encourage buildings of an appropriate height and scale that are well landscaped with treed streetscapes that positively contribute to adjoining open space areas such as Heidelberg Gardens and Heidelberg Park.

5.1-3

Precinct requirements

--/--/---
Proposed
C172bany

Sub-precinct	Preferred maximum building height	Preferred minimum front setback	Preferred minimum side setback
1A	11 metres (3 storeys)	Ground floor walls of buildings must be setback a minimum of 5 metres from the front street and side street. Walls of buildings above 10 metres must be setback a minimum of 9.5 metres from the front street.	Walls of buildings should be setback a minimum of 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres
1B	13.5 metres (4 storeys)	Ground floor walls of buildings must be setback a minimum of 5 metres from the front street and side street. Walls of buildings above 10 metres must be setback a minimum of 9.5 metres from the front street.	Walls of buildings should be setback a minimum of 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres
1C	16 metres (5 storeys)	Ground floor walls of buildings must be setback a minimum of 5 metres from the front street and side street. Walls of buildings above 10 metres must be setback a minimum of 9.5 metres from the front street.	Walls of buildings should be setback a minimum of 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres

5.1-4

Precinct guidelines

--/--/---
Proposed
C172bany

Where building height is increased, encourage increased activity and housing diversity with an appropriate response to the Heidelberg Gardens and Heidelberg Park interface.

Visual connections from development to Heidelberg Park should be enhanced.

Where possible, retain existing mature trees in the front and rear setbacks and plant canopy trees to maintain and strengthen the garden setting of surrounding residential areas and Heidelberg Park.

Ensure balconies are located to enhance passive surveillance of the public realm, including Heidelberg Park, where appropriate.

Signs should be designed so that they do not detrimentally affect adjacent visually sensitive areas such as the heritage precinct and nearby parklands.

Design of development should support the strategic directions of the Burndap Birrarung burndap umarkoo (Yarra Strategic Plan) 2022–32 and the Birrarung-Bolin Framework Plan.

Design residential development based on the standards of Clauses 54, 55 or 58, as appropriate.

Ensure the internal area of buildings including any basements proposed on land which is (potentially) affected by flooding is designed to be protected from inundation from Salt Creek and the Yarra River in a 1% Annual Exceedance Probability flood event.

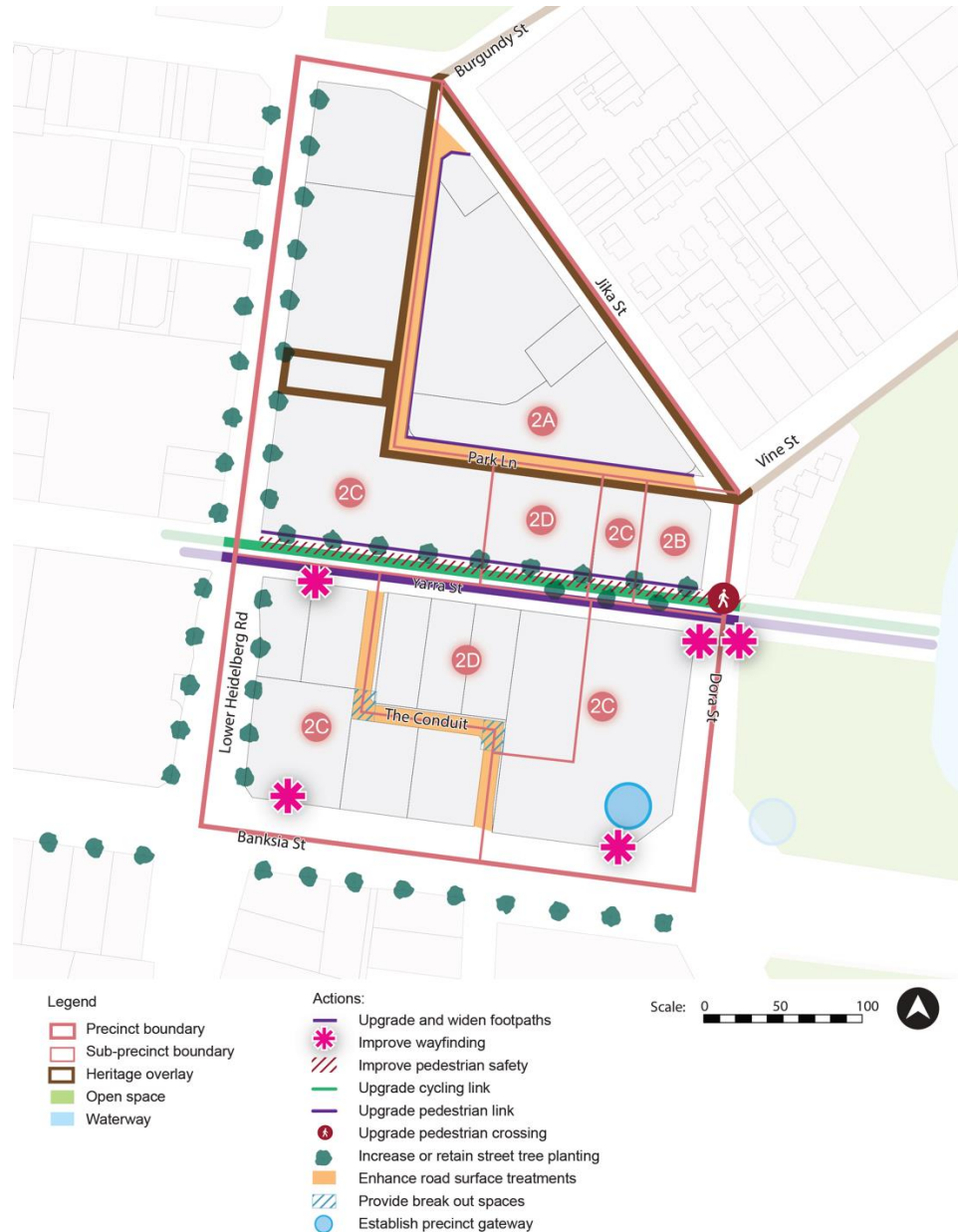
Development should ensure that safe access and egress is provided to that part of the land where there is no anticipated overland flow from floodwaters.

5.2 Precinct 2 – Civic and Commercial

Proposed C172bany

5.2-1 Precinct map

Proposed C172bany



5.2-2 Precinct objectives

Proposed C172bany

To support large format public sector, service and local, decentralised office-based enterprises for professional workers.

To improve the economic and physical connections between the Precinct and Precinct 3.

To encourage large commercial floorplates in development that supports trade supplies and automotive uses.

To enhance and activate the amenity of public areas with canopy trees on private land that act as a buffer to vehicular traffic on Lower Heidelberg Road and Banksia Street.

5.2-3

Precinct requirements

---/---/---
Proposed
C172bany

Sub-precinct	Preferred maximum building height	Preferred maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation
2A	17 metres (5 storeys)	10 metres	Ground floor walls of buildings should be setback 0 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street and side street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only.
2B	20 metres (6 storeys)	10 metres	Ground floor walls of buildings should be setback 0 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street and side street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only.
2C	26 metres (8 storeys)	10 metres	Ground floor walls of buildings should be setback 0 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street and side street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only.
2D	32 metres (10 storeys)	10 metres	Ground floor walls of buildings should be setback 0	North facing ground floor walls of buildings should be setback 3 metres	Above 10 metres in height:

Sub-precinct	Preferred maximum building height	Preferred maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation
			metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street and side street. For development on the north side of Yarra Street, walls of buildings above 26 metres should be setback a minimum of 8.5 metres from the front street.	from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	<ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only.

5.2-4

--/--/---
Proposed
C172bany

Precinct guidelines

Encourage increased activity and housing diversity in the centre of the precinct, that reduces in height and scale towards Heidelberg Park.

Development along the major east-west cycling and pedestrian link through to the Main Yarra Trail should provide a positive address to adjacent roads.

Design development with site specific built form and landscaping responses that are sensitive to the interface with the Yarra River Parklands.

Development on the corner of Lower Heidelberg Road and Burgundy Street should provide a positive contribution to the Heidelberg Gardens Gateway by establishing a precinct gateway through the installation of public artworks, wayfinding signage and improved landscaping.

In addition to glazing being incorporated into development, use lighter finishes to complement the predominant palette of materials in the area such as red, cream, grey and green colours.

Where possible, retain existing mature trees in the front setback of development fronting Jika Street and plant canopy trees to maintain and strengthen the preferred garden setting of the adjoining Precinct 1.

Ensure that the internal area of buildings including any basements proposed on land which is (potentially) affected by flooding is designed to be protected from inundation in a 1% Annual Exceedance Probability flood event.

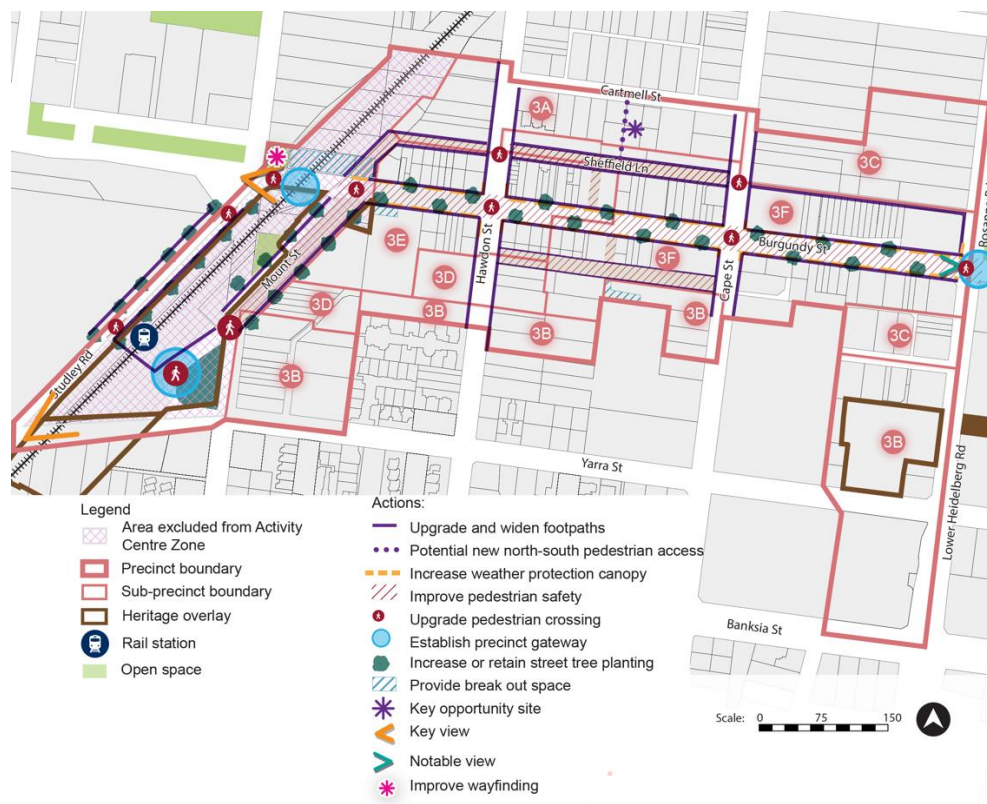
Development should ensure that safe access and egress is provided to that part of the land where there is no anticipated overland flow from floodwaters.

5.3 Precinct 3 – Heidelberg Central

Proposed C172bany

5.3-1 Precinct map

Proposed C172bany



5.3-2 Precinct objectives

Proposed C172bany

To support retail, office, commercial, residential, entertainment, food and drink, hospitality and lifestyle focused land uses.

To encourage commercial and mixed use developments that support the day and night time food and entertainment economy.

To support development that makes a positive contribution to the streetscape and heritage site interfaces and is sensitively integrated with surrounding lower-scale dwellings and schools.

To provide well-connected, safe and functional open spaces, laneways and streetscapes that contribute to a sense of human scale and place.

To provide a distinct urban character with a generous front setback for development that enables the provision of canopy trees and other landscaping in Sub-precinct 3A.

5.3-3 Precinct requirements

Proposed C172bany

Sub-precinct	Preferred maximum building height	Preferred maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation	Preferred minimum side and rear setbacks adjacent to Precinct 3 boundary
3A	17 metres (5 storeys)	10 metres	Ground floor walls of buildings	North facing ground	Above 10 metres in height:	5 metres

Sub-precinct	Preferred maximum building height	Preferred maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation	Preferred minimum side and rear setbacks adjacent to Precinct 3 boundary
			<p>should be setback 5 metres from the front street and side street. Walls of buildings above 10 metres should be setback:</p> <ul style="list-style-type: none"> ▪ A minimum of 9.5 metres from the front street. ▪ A minimum of 4.5 metres from the side street. 	<p>floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.</p>	<ul style="list-style-type: none"> ▪ Include a side or rear setback of 4.5 metres or ▪ Locate a side or rear wall on the boundary on one side only. 	
3B	28 metres (8 storeys)	10 metres	<p>Ground floor walls of buildings should be setback 0 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street and side street. Above a height of 21 metres (6 storeys) walls of buildings should be setback an additional 6</p>	<p>North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.</p>	<p>Above 10 metres in height:</p> <ul style="list-style-type: none"> ▪ Include a side or rear setback of 4.5 metres or ▪ Locate a side or rear wall on the boundary on one side only. <p>Above a height of 21 metres (6 storeys) walls of buildings should be setback an additional 6 metres if adjacent</p>	<p>5 metres</p> <p>Above a height of 21 metres (6 storeys) walls of buildings should be setback an additional 6 metres if adjacent to land in Precinct 6.</p>

Sub-precinct	Preferred maximum building height	Preferred maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation	Preferred minimum side and rear setbacks adjacent to Precinct 3 boundary
			metres if adjacent to land in Precinct 6.		to land in Precinct 6.	
3C	23 metres (7 storeys)	10 metres	Ground floor walls of buildings should be setback 0 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street and side street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height: <ul style="list-style-type: none"> ▪ Include a side or rear setback of 4.5 metres or ▪ Locate a side or rear wall on the boundary on one side only. 	5 metres
3D	26 metres (8 storeys)	10 metres	Ground floor walls of buildings should be setback 0 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street and side street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5	Above 10 metres in height: <ul style="list-style-type: none"> ▪ Include a side or rear setback of 4.5 metres or ▪ Locate a side or rear wall on the boundary on one side only. 	5 metres

Sub-precinct	Preferred maximum building height	Preferred maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation	Preferred minimum side and rear setbacks adjacent to Precinct 3 boundary
				metres from the south boundary of a laneway.		
3F	29 metres (9 storeys)	10 metres	<p>Ground floor walls of buildings should be setback 0 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street and side street.</p> <p>For development on the north side of Burgundy Street between the railway line and Rosanna Road, walls of buildings above 23 metres should be setback:</p> <ul style="list-style-type: none"> A minimum of 8.5 metres from the front street. A minimum of 4.5 metres from the side street. 	<p>North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.</p>	<p>Above 10 metres in height:</p> <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only. 	5 metres

Sub-precinct	Mandatory maximum building height	Preferred maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation	Preferred minimum side and rear setbacks adjacent to Precinct 3 boundary
3E	26 metres (8 storeys)	10 metres	<p>Ground floor walls of buildings should be setback 0 metres from the front street and side street.</p> <p>Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street and side street.</p> <p>For development on the north side of Burgundy Street between the railway line and Rosanna Road, walls of buildings above 23 metres should be setback:</p> <ul style="list-style-type: none"> A minimum of 8.5 metres from the front street. A minimum of 4.5 metres from the side street. 	<p>North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway.</p> <p>North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.</p>	<p>Above 10 metres in height:</p> <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only. 	5 metres

5.3-4

---/---/---
Proposed
C172bany

Precinct guidelines

In mixed use buildings encourage increased activity and housing diversity.

Development should not adversely impact identified key views and notable views.

Narrow sites should be consolidated and incorporate:

- Improved ground and upper level interfaces to the street.

- Adequate areas for commercial floor space and building entries and foyers at the ground level.
- Adequate areas for access, circulation and car parking.
- The location of site services and utilities with minimal impact on the building's frontage.

Weather protection treatments provided along Burgundy Street should wrap around corner sites.

Development abutting Sheffields Lane should increase passive surveillance and provide activation and integration with Sheffields Lane.

Provide vehicle access in Sheffields Lane for commercial and other uses that front Sheffields Lane and Burgundy Street.

Mixed use development on the Cartmell Street car park opportunity site is to be contemporary, in context and sensitively designed, contribute to the amenity of Sheffields Lane and supply additional off-street public car parking.

Provide a north-south pedestrian link through the Cartmell Street car park opportunity site with improved connectivity between Cartmell Street to Burgundy Street.

In addition to glazing being incorporated into development, use lighter finishes to complement the predominant palette of materials in the area such as red, cream, grey and green colours.

Provide landscaping and canopy trees in front setbacks of development in Sub-precinct 3A to respond appropriately to residential areas to the north across Cartmell Street.

Protect kerb outstands in roads and future break out space areas as identified on the precinct plan from the impacts of adjoining development, including from overshadowing.

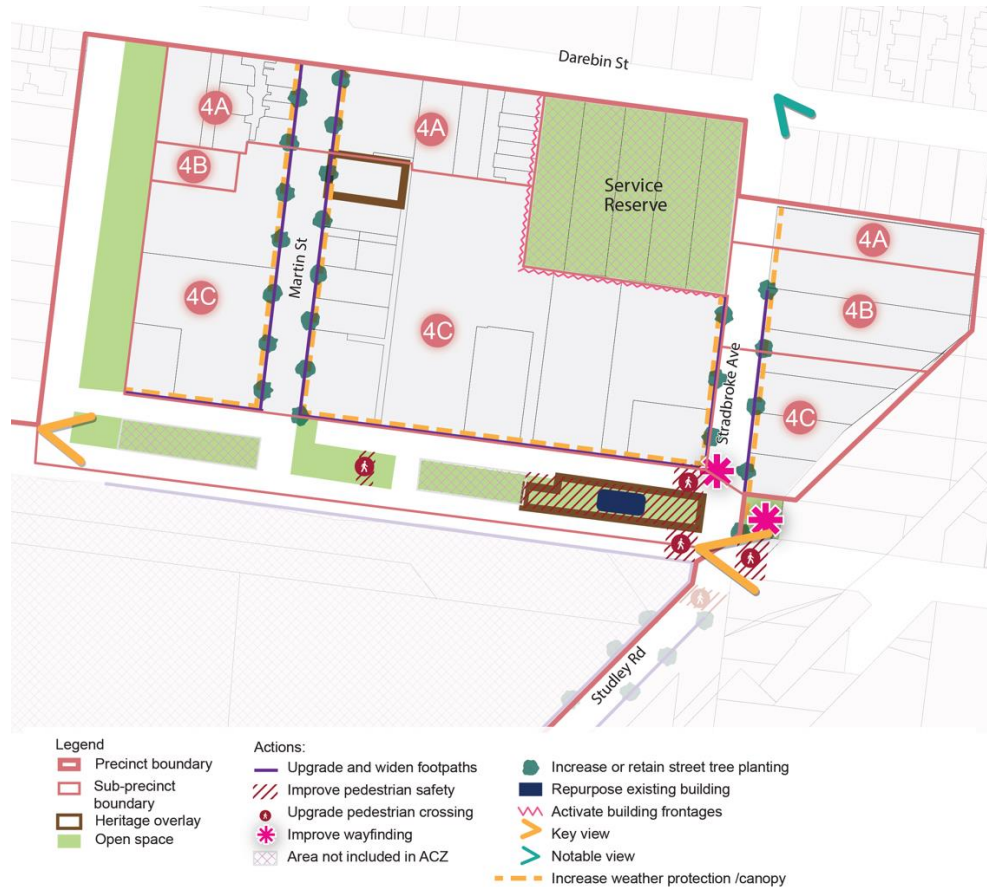
Development should reinforce the existing fine grain built form of the Burgundy Street shopping strip.

5.4 Precinct 4 – Health

Proposed C172bany

5.4-1 Precinct map

Proposed
C172bany



5.4-2 Precinct objectives

Proposed
C172bany

To support and facilitate the state and regionally significant roles of the Austin, Mercy, Warringal and Heidelberg Repatriation hospitals and surrounding health and ancillary services and their major employment and health roles in Melbourne's north-east.

To encourage commercial and mixed use developments that directly support the primary medical role of the precinct through flexible professional suites and off-street car parking.

To improve pedestrian and cycling connections through a safe and legible active transport network that connects hospital campuses through a series of enclosed pedestrian bridges and better connects the hospitals and the Heidelberg Railway Station, bus interchange and proposed Suburban Rail Loop interchange station.

To support development that reflects the state significant role of the precinct and making a positive contribution to the streetscape and public realm with active frontages at podium level.

To enhance and activate the public realm with well-designed and legible footpaths and street canopy trees that link to quality, green open spaces.

5.4-3

Precinct requirements

---/---/---
Proposed
C172bany

Sub-precinct	Preferred maximum building height	Preferred maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation
4A	13.5 metres (4 storeys)	10 metres	Ground floor walls of buildings should be setback 0 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street and side street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height: <ul style="list-style-type: none"> ▪ Include a side or rear setback of 4.5 metres or ▪ Locate a side or rear wall on the boundary on one side only.
4B	20 metres (6 storeys)	10 metres	Ground floor walls of buildings should be setback 0 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street and side street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height: <ul style="list-style-type: none"> ▪ Include a side or rear setback of 4.5 metres or ▪ Locate a side or rear wall on the boundary on one side only.
4C	26 metres (8 storeys)	10 metres	Ground floor walls of buildings should be setback 0 metres from the front street and side street. Walls of buildings above 10 metres to 20 metres should be setback a minimum of 4.5 metres from the front street and side street. Walls of buildings above 20 metres should be setback: <ul style="list-style-type: none"> ▪ A minimum of 9.5 metres 	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height: <ul style="list-style-type: none"> ▪ Include a side or rear setback of 4.5 metres or ▪ Locate a side or rear wall on the boundary on one side only.

Sub-precinct	Preferred maximum building height	Preferred maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation
			from the front street. ▪ A minimum of 4.5 metres from the side street.		

5.4-4

--/---
 Proposed
 C172bany

Precinct guidelines

Support development that contributes to continued growth and development of health services.

Development should provide an appropriate built form transition to surrounding open spaces ensuring that the Service Reserve and the Powlett Street Reserve are not significantly overshadowed.

Design of development should provide increased pedestrian connectivity, permeability and passive surveillance and pedestrian weather protection to adjoining open space and the Heidelberg railway station.

Create an additional area of useable public open space at the heritage place along the existing median strip on Burgundy Street as a focal point for the precinct.

Repurpose and sensitively redevelop the heritage building known as the former Maternity and Child Health Centre in the existing median strip at 206 Burgundy Street for a new civic use that positively contributes to the area.

Development adjoining the Service Reserve should positively respond and engage with the Service Reserve interface by providing the following:

- Passive surveillance from windows and balconies to the open space.
- Edge treatments to buildings that define the edge of the open space with minimal additional overshadowing.
- Visual interest and benefit to users of the open space.

Vehicle access should be provided from rear laneways for sites fronting Burgundy Street.

5.5 Precinct 5 – Bell Street Gateway

Proposed C172bany

5.5-1 Precinct map

Proposed
C172bany



5.5-2 Precinct objectives

Proposed
C172bany

To facilitate higher density residential and commercial mixed-use development that supports the retail role of Precinct 3.

To facilitate an increase in the number of dwellings for a diverse range of households.

To support sustainable, liveable and quality development on large sized lots that incorporates contemporary architecture and responds well to its urban design context by making a positive contribution to the streetscape.

To support development with consistent, human scaled street interfaces and greening of buildings that contributes to a vibrant public realm with building design and landscaping that enhances residential amenity and the garden character of adjoining residential areas.

To provide a transition in building height and cluster buildings around Sub-precinct 5E while still identifying each building as separate.

5.5-3

Precinct requirements

---/---
Proposed
C172bany

Sub-precinct	Preferred maximum building height	Preferred maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation	Preferred minimum side and rear setbacks adjacent to Precinct 5 boundary
5A	11 metres (3 storeys)	10 metres	Ground floor walls of buildings should be setback 2 metres from the front street. Walls of buildings above 10 metres should be setback a minimum of 6.5 metres from the front street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only. 	5 metres
5B	16 metres (5 storeys)	10 metres	Ground floor walls of buildings should be setback 2 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 6.5 metres from the front street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only. 	5 metres
5C	20 metres (6 storeys)	10 metres	Ground floor walls of buildings should be setback 0 metres from the front	North facing ground floor walls of buildings should be setback 3 metres from the south	Above 10 metres in height: <ul style="list-style-type: none"> Include a side or rear setback of 	5 metres

Sub-precinct	Preferred maximum building height	Preferred maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation	Preferred minimum side and rear setbacks adjacent to Precinct 5 boundary
			street and side street. Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street.	boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	4.5 metres or <ul style="list-style-type: none"> Locate a side or rear wall on the boundary on one side only. 	
5D	29 metres (9 storeys)	10 metres	Ground floor walls of buildings should be setback 2 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 6.5 metres from the front street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only. 	5 metres
5E	None specified	None specified	None specified	None specified	None specified	None specified
5F	23 metres (7 storeys)	10 metres	Ground floor walls of buildings should be setback 2 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 6.5 metres from the front street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south	Above 10 metres in height: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only. 	5 metres

Sub-precinct	Preferred maximum building height	Preferred maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation	Preferred minimum side and rear setbacks adjacent to Precinct 5 boundary
				boundary of a laneway.		

5.5-4

--/---
Proposed
C172bany

Precinct guidelines

Mixed use development should provide an appropriate built form transition to sensitively manage the interface to adjoining lower scale residential areas.

Development should positively impact identified key views and notable views.

Development adjacent to the boundaries of Precinct 5 should allow for adequate landscaping, canopy trees and building separation.

Narrow sites should be consolidated and incorporate:

- Improved ground and upper level interfaces to the street including the provision of permanent weather protection for pedestrians.
- Adequate areas for commercial floor space and building entries and foyers at the ground level.
- Adequate areas for access, circulation and car parking.
- The location of site services and utilities with minimal impact on the building's frontage.

In addition to glazing being incorporated into development, use lighter finishes to complement the predominant palette of materials in the area such as red, cream and grey colours.

Signs should be designed so that they do not detrimentally affect the character or amenity of adjacent residential areas to the north and south of the precinct.

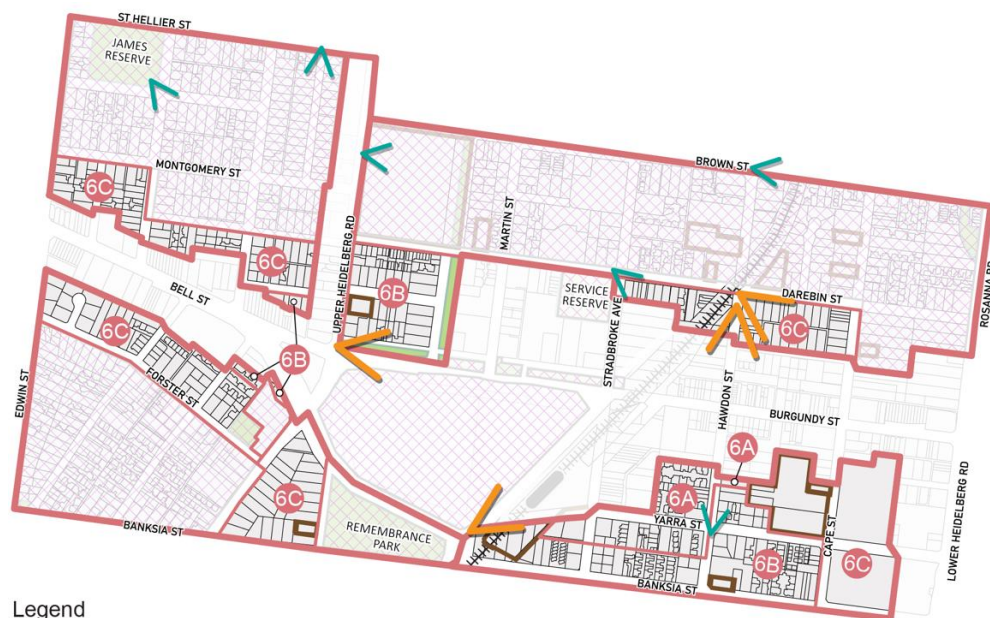
Avoid car parking and access points along Bell Street.

5.6 Precinct 6 – Residential

Proposed C172bany

5.6-1 Precinct map

Proposed C172bany



Legend

- Precinct boundary
- Sub-precinct boundary
- Areas excluded from Activity Centre Zone
- Heritage Overlay
- Open space
- Rail line
- Rail station
- Key view
- Notable view



5.6-2 Precinct objectives

Proposed C172bany

To provide housing choice and education uses in locations with good access to local services and facilities.

To facilitate an increase in the number and types of housing for a diverse population that is connected to expanded local employment opportunities.

To support development that makes a positive contribution to streetscapes by complementing existing building styles with contemporary design responses.

To support development of a high quality architectural standard and urban design quality that makes a positive contribution to the public realm.

To respect and enhance the preferred neighbourhood character and residential amenity and provide an appropriate transition to surrounding residential areas within and adjoining the activity centre boundary.

5.6-3 Precinct requirements

Proposed C172bany

Sub-precinct	Preferred maximum building height	Preferred minimum front setback	Preferred minimum side setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation
6A	20 metres (6 storeys)	Ground floor walls of buildings should be setback 5 metres from	Walls of buildings should be setback a minimum of 1 metre,	North facing ground floor walls of buildings should be setback 3 metres from the	Above 10 metres in height: <ul style="list-style-type: none"> Include a side or rear

Sub-precinct	Preferred maximum building height	Preferred minimum front setback	Preferred minimum side setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation
		the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 9.5 metres from the front street.	plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	setback of 4.5 metres or <ul style="list-style-type: none"> Locate a side or rear wall on the boundary on one side only.
6B	13.5 metres (4 storeys)	Ground floor walls of buildings should be setback 5 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 9.5 metres from the front street.	Walls of buildings should be setback a minimum of 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only.
6C	11 metres (3 storeys)	Ground floor walls of buildings should be setback 5 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 9.5 metres from the front street.	Walls of buildings should be setback a minimum of 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only.

5.6-4

--/--/---
Proposed
C172bany

Precinct guidelines

Development should incorporate higher density housing that is well designed, sustainable, affordable and suitable to a range of household types and sizes.

Development should provide an appropriate transition to residential areas adjoining Precinct 6 with setbacks to minimise visual bulk, reduce the potential for overlooking and overshadowing, and allow for landscaping.

Sub-precinct 6B should include a mix of apartments, townhouses and semi-detached dwellings that are designed to positively transition to existing lower scale buildings.

Development should include canopy trees and landscaping in front, side and rear setbacks to provide a good transition with adjoining lower scale buildings and streetscapes.

Where possible, retain existing mature trees in the rear setback and plant canopy trees to maintain and strengthen the garden setting of surrounding residential areas.

Sub-precinct 6C should include a mix of detached and semi-attached dwellings with adequate building setbacks and landscaping.

New dwellings and additions should provide contemporary design responses that complement the character of adjoining residential areas.

Development should provide visual interest through the articulation of walls that are visible from the public realm.

Development adjacent to the boundary of Precinct 6 should provide side and rear setbacks for adequate landscaping and no more than a two level difference to adjoining development in the following areas:

- In general residential areas located within the activity centre boundary.
- In lower scale residential areas abutting the activity centre boundary.

Provide windows at ground level to maximise passive surveillance along Bell Street and side streets.

In addition to glazing being incorporated into development, use lighter finishes to complement the predominant palette of materials in the area such as red, cream and grey colours.

6.0 Application requirements

--/--/---
Proposed
C172bany

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Use

- Potential impacts of:
 - The proposed use on surrounding uses; and
 - That of surrounding uses on the proposed use.

Buildings and works

- An urban context report and design response identifying:
 - Built form and character of adjacent and nearby buildings.
 - Heritage character of adjacent and nearby heritage places.
- The design response in the streetscape context with development of a minimum of two lots shown either side of the site.
- For development above 10 metres, modelling which details the impacts of the proposal on identified key views across and from the activity centre and provided in a format that allows for future integration into the digital 3-dimensional model for the activity centre.
- A construction management plan.
- A wind impact assessment report.
- For development in Precinct 4, the adaptability of the proposed building's levels to accommodate future office, medical centre or hospital use and development.

- For development in Precinct 6, a landscape concept plan based on the Banyule Tree Planting Zone Guidelines which distinguishes landscaped garden areas from useable private open space, shows tree planting locations and the extent of the mature canopies.

7.0

Notice and review

--/--/---
Proposed
C172bany

An application for the use of land is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act in accordance with Clause 37.08-8.

An application to construct a building or construct or carry out works that does not meet the preferred maximum building height requirements or the preferred maximum setback requirements included in Clause 5.0 of this schedule is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act in accordance with Clause 37.08-8.

8.0

Decision guidelines

--/--/---
Proposed
C172bany

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Use

- Impacts of the proposed use on other uses in the area.
- Whether a mix and greater density of uses is proposed.
- Whether the proposed use is an acceptable outcome having regard to the risk of flooding.

Buildings and works

- The impacts of the proposal on key views and notable views identified for the activity centre and the protection of these views.
- Whether the proposed development is appropriate in the context of adjacent development or to existing development at an adjoining heritage place.
- Whether the development respects the scale of surrounding development and the topography of surrounding land.
- Whether overshadowing is minimised from development and unlikely to cast additional shadows to identified public spaces at the equinox between 11 am and 2 pm.
- Whether the development is an under-development of the site and the potential impacts on unreasonably reducing development opportunities of the activity centre in the future.
- Whether the proposal in Precinct 3 or 5 derives from lot consolidation incorporating a frontage width of 18 metres and provides:
 - Sufficient areas for pedestrian and vehicle access.
 - Services and circulation space.
 - Commercial or residential ground level floor space.
 - Passive surveillance.
 - A positive contribution to the street.
- Whether the facades of development visible from nearby parklands provide treatments that are sympathetic with the parkland environment.
- Whether the development provides adequate opportunities for natural light to penetrate to lower levels of buildings.
- Whether the development makes a positive contribution to the identity and sense of place within the activity centre.
- Whether the development is of a high quality architectural standard and improves the urban design quality of the activity centre.

- Whether the proposed development incorporates vegetation at elevated levels within a building including rooftops, facades and balcony areas.
- Whether the development incorporates environmental sustainability principles.
- Whether the development uses stormwater to irrigate vegetation in landscaped areas.
- Whether the proposed landscaping avoids weed species as identified in the Banyule Weed Management Strategy.
- Whether the construction management plan will appropriately manage site construction.
- In Precincts 2, 3, 4 and 5, whether floor to ceiling heights in a proposal is adaptable for a range of commercial, medical and hospital related uses and/or developments.
- In Precinct 6, whether a greater diversity and mix of dwelling types is proposed.
- In Precinct 6, whether the proposed site coverage is appropriate and enhances the character of the area, enabling large trees to be retained and new trees to be planted.
- Whether the proposed development is an acceptable outcome having regard to the risk of flooding.
- Whether integrated water management has been incorporated into the design of buildings and works.

Subdivision

- Whether subdivision will result in the inappropriate fragmentation of sites.
- Whether the subdivision of the land will consolidate vehicle access points.
- Whether the subdivision is based on development that derives from lot consolidation incorporating a frontage width of 18 metres.
- Whether the width of shared access is adequate to facilitate future development.
- Whether subdivision is likely to enable the safe and efficient movement of people and vehicles and the clear identification of communal areas and private areas.

9.0

Signs

--/--/----
Proposed
C172bany

Sign requirements are at Clause 52.05. All land located within Precincts 2 and 3 is in Category 2. All other land is in Category 3.

10.0

Other provisions of the scheme

--/--/----
Proposed
C172banv

None specified.

11.0

Reference documents

--/--/----
Proposed
C172bany

Heidelberg Structure Plan, Final (Banyule City Council, February 2025)

--/--/---
Proposed
C172bany

SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ5**.

HEIDELBERG ACTIVITY CENTRE – TRANSITIONAL AREAS

1.0 Neighbourhood character objectives

--/--/---
Proposed
C172bany

To improve housing diversity and increase the number of apartments and dwellings that have good access to public transport, shops and services.

To encourage development that provides a transition between the Heidelberg Major Activity Centre and low scale residential areas outside of the activity centre.

To ensure buildings are well designed and incorporate appropriate materials and colours of muted tones that blend in with the surrounding environment and landscape.

To ensure the scale and form of development achieves the preferred neighbourhood character for the area.

To manage the amenity impacts of development to adjoining residential and public land.

2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

--/--/---
Proposed
C172bany

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?

Yes

--/--/---
Proposed
C172bany

Requirements of Clause 54 and Clause 55

--/--/---
Proposed
C172bany

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	A minimum of 1 tree should be provided in the front setback and 1 tree in the rear setback both capable of reaching a mature height of 6 metres.
Side and rear setbacks	A10 and B17	<p>Ground floor walls of buildings should be setback at least:</p> <ul style="list-style-type: none"> 3 metres from one side boundary, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. 1 metre from the opposite side boundary, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. 5 metres from the rear boundary, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Services normal to a dwelling may encroach into this setback.</p>

	Standard	Requirement
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	Front fences should not exceed a height of 1.2 metres

4.0 **Maximum building height requirement for a dwelling, small second dwelling or residential building**

--/--/---
Proposed
C172bany

None specified.

5.0 **Application requirements**

--/--/---
Proposed
C172bany

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Landscape Concept Plan which considers the Banyule Tree Planting Zone Guidelines by:
 - Distinguishing landscaped garden areas from useable private open space.
 - Showing tree planting locations.
 - Detailing the extent of the mature canopies.

6.0 **Decision guidelines**

--/--/---
Proposed
C172bany

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether landscaping can include the retention of existing trees on the lot that contribute to the preferred neighbourhood character of the area.
- Whether the proposal responds appropriately to the objectives and relevant strategies in the Preferred neighbourhood character policy at clause 15.01-5L-01.
- Whether a proposal for a non-residential use or development responds appropriately to the relevant strategies of the Non-residential uses in residential areas policy at clause 13.07-1L.

--/--/---
Proposed
C172bany

SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ1**.

HEIDELBERG ACTIVITY CENTRE GATEWAY– BELL STREET

1.0

Design objectives

--/--/---
Proposed
C172bany

To encourage higher density, mixed use development that maximises access to public transport, shops and services.

To ensure new development creates a consistent, landscaped boulevard character along Bell Street and presents as a gateway to the Heidelberg Major Activity Centre.

To encourage site consolidation with built form outcomes that improve housing diversity and discourage the under-development of land.

To ensure contemporary architecture and environmental sustainability in well designed buildings.

To encourage development that provides an appropriate transition between the activity centre and low scale residential areas to the north.

2.0

Requirements of Clause 54 and Clause 55

--/--/---
Proposed
C172bany

	Standard	Requirement
Minimum street setback	A3 and B6	Ground floor walls of buildings should be setback at least 3 metres from the front or side street. Walls of buildings above 11 metres should be setback at least 8 metres from the front street. Services normal to a dwelling may encroach into this setback.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	A minimum of 1 tree in the front setback and 1 tree in the rear setback both capable of reaching a mature height of 6 metres.
Side and rear setbacks	A10 and B17	Land fronting Bell Street: <ul style="list-style-type: none"> Ground floor walls of buildings should be setback at least 3 metres from a side boundary. Walls of buildings above 11 metres should be setback at least 5 metres from a side boundary. Land fronting all other streets: <ul style="list-style-type: none"> Ground floor walls of buildings should be setback at least 3 metres from a side boundary. Walls of buildings above 11 metres should be setback at least 4.5 metres from a side boundary. Services normal to a dwelling may encroach into this setback.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0 **Maximum building height requirement for a dwelling, small second dwelling or residential building**

--/--/---
Proposed
C172bany

A building used as a dwelling, small second dwelling or a residential building must not exceed a height of 16 metres.

4.0 **Application requirements**

--/--/---
Proposed
C172banv

None specified.

5.0 **Decision guidelines**

--/--/---
Proposed
C172bany

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether development adjoining land to the north:
 - Includes a front setback (including basements) that respects the predominant front setback of nearby dwellings.
 - Incorporates architectural features of a scale that are reflective of the surrounding residential built form.
 - Retains, where possible, existing mature trees in the rear setback and incorporates canopy trees that maintain and strengthen the garden setting of the area.
- Whether a proposal for a non-residential use or development responds appropriately to the relevant strategies of the Non-residential uses in residential areas policy at clause 13.07-1L.
- Whether development:
 - Articulates facades to provide visual interest and incorporates setbacks, recesses, windows and materials that respond appropriately to the surrounding residential area.
 - Is sufficiently setback to minimise visual bulk, reduce potential for direct overlooking of private open space, and allow for the planting of vegetation.
 - Utilises finishes and materials that complement the predominant palette of those in the area such as reds, creams and greys and avoids the use of bright and bold colours.
 - Minimises the visual impact of services, utilities, solar panels, air conditioning, rainwater tanks, building services, bins and storage areas through appropriate screening and siting.
 - Provides windows at ground level to maximise passive surveillance along Bell Street and side streets.
 - Provides visible pedestrian entrance points along Bell Street.
 - Includes balconies that provide passive surveillance of the public realm, including rear laneways.
 - Minimises vehicle access from Bell Street and provides vehicle access via rear laneways or side streets.
- Whether under-development of the land is avoided.

02.0318/11/2022
C162bany**02.03-1**--/--/---
Proposed C172bany**STRATEGIC DIRECTIONS****Settlement****Activity centres**

Banyule has three major activity centres at Greensborough, Heidelberg and Ivanhoe, together with 11 neighbourhood activity centres, as shown on the Strategic Framework Plan at Clause 02.04.

These diverse centres provide important retail, commercial, health, personal, professional and business services to the community, and collectively are important generators of employment and economic activity within the municipality and wider region. The municipality's major activity centres provide a particular focus for these activities and for more intensive, mix-use development that support and complement the regional role of these centres.

However, the viability and physical appearance of the larger strip shopping centres needs improvement, while the future retail role of many smaller local centres is limited with premises often used for office and service business purposes. Residential use or redevelopment may be appropriate in activity centres where commercial viability cannot readily be influenced.

Council's strategic directions for activity centres are to:

- Direct growth in housing, health, commercial activity and community facilities to Banyule's major activity centres.
- Support the development of activity centres with well-designed buildings that provide good internal and external amenity, an improved public environment and appropriate consideration of their local context.
- Support a diversity of activity centres that offer a range of retail, business, entertainment, health, community and tourist-related goods, services and employment.
- Enhance the layout, local character, function and viability of neighbourhood activity centres, particularly larger strip shopping centres.
- Support the alternative use or redevelopment of activity centres that no longer perform a viable retail or service function, including for residential use.

Greensborough Major Activity Centre

Greensborough Major Activity Centre is located in the heart of the suburb of Greensborough, generally bounded by the railway line to the north-east, Para Road to the north-west, and Henry Street and Warwick Road to the south. It is positioned within the green setting of the Plenty River valley, with a unique topography that allows views over the valley from many locations within the centre.

It is a regional activity centre with a broad range of services, residential uses, transport options and amenities, including:

- A major enclosed shopping centre at Greensborough Plaza.
- A shopping strip along Main Street and Grimshaw Street.
- Commercial development on Flintoff Street.
- Some medium–low density residential properties south of Grimshaw Street.
- Greensborough Railway Station on Para Road.

Council's strategic directions for the Greensborough Major Activity Centre are to:

- Expand and enhance the range of residential, leisure, recreational, retail, health and wellbeing, and commercial opportunities.
- Reinforce the activity centre as the main shopping, business and entertainment centre serving the north-east region of metropolitan Melbourne.

Heidelberg Major Activity Centre

Heidelberg Major Activity Centre is set within an undulating and vegetated urban landscape, with mature trees on ridgelines and in streets that frame key and notable views. The centre's core has an extensive convenience shopping role, supplemented by cultural, office, services and entertainment facilities. Several small and medium-sized restricted retail premises are in the centre's east and west, and serve a regional catchment. Many former uses such as caravan and motor vehicle sales and servicing have transitioned to mixed uses including residential. The centre has experienced significant residential development in the last decade in the form of apartment and mixed use developments, which reflect the increasing population and changing demographics of the centre's local community. Health care and professional services complement the state significant roles of the Austin, Mercy and Warringal hospitals near the core, and Heidelberg Repatriation Hospital further to the west. Regional office, administrative and community uses are clustered at the eastern end of the centre.

Heidelberg has a rich cultural and built form heritage that is celebrated with a range of entertainment and educational facilities, events and activities following the artistic traditions of the Heidelberg School and those of First Nations peoples. These activities have helped establish a vibrant public realm in the activity centre, where footpath trading, public art, landscaping and well-designed and accessible streets are highly valued and used.

The activity centre is located in the Latrobe National Employment and Innovation Cluster with excellent linkages and synergies to health, education, research, office and housing. The centre's designated location for a future Suburban Rail Loop station provides great potential to better connect the centre into the eastern and northern regions of Melbourne. Increased housing, retailing, office, commercial and health related uses and developments will support this substantial infrastructure investment.

A network of open areas and sunlit civic spaces and kerb outstands around and along Burgundy Street provide important public spaces, together with regional parklands and recreational spaces along the Yarra River corridor. There are opportunities for improved active transport connections throughout and to the activity centre and the well-established residential neighbourhoods surrounding the centre's core.

Ivanhoe Major Activity Centre

Ivanhoe Major Activity Centre is located 9 kilometres north-east of the Melbourne CBD. The area is defined by its distinctive views, historic buildings, prominent trees, topography and the curving, undulating nature of Lower Heidelberg Road and Upper Heidelberg Road. It is home to numerous shops, a flagship town hall in the civic precinct and a skyline of steeples, towers and trees.

More diverse housing choices will enable residents to live closer to the heart of Ivanhoe and support a range of food, retailing, recreation, entertainment and ancillary services to enliven the area and local economy, while respecting its character.

Council's strategic directions for the Ivanhoe Major Activity Centre are to:

- Maintain the activity centre as an economically viable and socially vibrant centre by allowing for future housing and commercial growth, along with a greater range of social, cultural, recreational and entertainment activities and public spaces.

- Encourage development that reflects the local identity of Ivanhoe and respects known heritage qualities.
- Encourage development that responds to the topography of the area, and retains long-range views to the Dandenong Ranges, the Melbourne CBD and the surrounding landscape from the public realm.

02.03-2

18/11/2022
C162bany

Environmental and landscape values

With the exception of relatively flat land in the Heidelberg West area and the flat alluvial floodplains adjacent to the Yarra and Plenty Rivers, the majority of Banyule's quite strongly dissected topography ranges from gently to steeply undulating.

There are substantial areas of indigenous vegetation, particularly in the east and north-east of the municipality. The established vegetation and remnant habitats of the Yarra River, Plenty River and Darebin Creek corridors are significant features of Banyule's environment and landscape.

The vegetation of the southern and western parts of the municipality is now largely characterised by exotic trees and shrubs, although some replanting of indigenous species is now taking place. The municipality includes several sites of state, regional and local botanical, zoological and habitat significance.

Significant Trees, Substantial Trees and other vegetation throughout all neighbourhoods, including activity centres, make a contribution to landscape character, habitat links and biodiversity. They also contribute to greenhouse gas absorption, water sensitive design, and the shading of buildings and spaces to manage the urban heat island effect.

Council's strategic directions for environmental and landscape values are to:

- Minimise the impacts from development, traffic and pollution that threaten Banyule's unique environmental assets.
- Rehabilitate and enhance remnant habitats, particularly of threatened indigenous species.
- Promote the survival of threatened indigenous species by linking areas of natural habitat, consistent with the Natural Environment Framework Plan at Clause 02.04.
- Rehabilitate the natural habitats along the Yarra River, Plenty River and Darebin Creek to provide adequate buffers from development.
- Retain and plant Significant Trees, Substantial Trees and other vegetation to protect and enhance Banyule's landscape character, habitat links and biodiversity, contribute to water-sensitive design, and to manage the urban heat island effect.

02.03-3

18/11/2022
C162bany

Environmental risks and amenity

Bushfire and flood risk

Fire prevention measures are necessary in some areas of Banyule in the vicinity of the Plenty River Gorge that have a high to very high fire hazard rating. Most of the municipality has a low to moderate fire hazard rating.

Several areas in Banyule are subject to flood risk or have experienced drainage problems that need to be taken into account when planning for future development and redevelopment.

Council's strategic direction for bushfire and flood risk is to:

- Mitigate the impacts of bushfire and flooding on the use and development of land by ensuring these risks are identified and able to be managed.

Non-residential uses in residential areas

Residential character and amenity are key contributors to the quality of life in Banyule, such that threats to residential character and amenity need to be managed. While non-residential uses in residential areas can provide services to the local community, non-residential uses and associated development can also impact on the character and amenity of those areas and undermine the role of activity centres.

It is important that non-residential uses and development are responsive to their residential setting and do not adversely affect the character and amenity of the residential areas in which they are proposed to be located.

Council's strategic directions for non-residential uses in residential areas are to:

- Support non-residential uses that serve the needs of the local community and complement the surrounding area.
- Direct non-residential uses to locations that are convenient to intended users.
- Minimise any adverse effects on the amenity and character of residential areas from non-residential uses and associated development.

02.03-4

18/11/2022
C162bany

Built environment and heritage

Neighbourhood character

Various parts of Banyule will need to accommodate change due to population growth and the community's evolving housing needs. This requires the development of a preferred neighbourhood character that supports significant change in some parts of the municipality and limited change in other parts.

Poorly designed development, including subdivision, can erode the preferred neighbourhood character and a community's sense of place.

Significant Trees, Substantial Trees and other vegetation make a contribution to the desired future character of residential neighbourhoods, the identity of activity centres and to streetscapes.

Council's strategic directions for neighbourhood character are to:

- Encourage development that contributes to the preferred character of residential neighbourhoods in a manner that supports varying degrees of housing change.
- Retain and plant Significant Trees, Substantial Trees and other vegetation to protect and improve neighbourhood character and streetscapes.

Safer design

Crime and the fear of crime can be reduced by the proper design and use of the built environment. This is especially important when designing for uses and developments in a vulnerable setting, such as along access routes or in locations that are isolated, concealed, or generate a poor public perception of safety.

Council's strategic direction for safer design is to:

- Create an attractive, well maintained built environment that minimises opportunities for crime and inappropriate behaviour to increase actual and perceived personal safety, and to encourage the use of public spaces.

Environmentally sustainable development

Significant environmental benefits can be achieved through the planning process by requiring environmentally sustainable design and construction methods to be incorporated into buildings.

Council's strategic direction for environmentally sustainable development is to:

- Encourage development that delivers more environmentally sustainable design and construction.

Heritage

Heritage places, including buildings and structures, areas or groups of buildings (heritage precincts), archaeological sites, trees, landscapes, and Aboriginal sites, places and objects, require improved understanding and protection.

Banyule has a significant Aboriginal heritage. Aboriginal heritage features include scar trees and archaeological sites, mainly associated with watercourses. The municipality also has a significant post-contact heritage associated with the painters of the Heidelberg School, and architects and urban landscapers including Walter Burley Griffin, Alistair Knox, Edna Walling and Ellis Stones. Specific heritage features include buildings of national, state and local importance, and significant landscapes and precincts that warrant protection.

Conserving Banyule's heritage places can lead to a substantial reduction in building, demolition and new construction waste, and the conservation of embodied energy in the existing building.

Council's strategic directions for heritage are to:

- Conserve and enhance buildings, places and precincts that contribute to Banyule's cultural heritage.
- Support and encourage opportunities to improve the environmental performance of heritage buildings.

02.03-5

18/11/2022
C162bany

Housing

Housing supply

Banyule has a limited variety of housing types. While most dwellings are separate houses on a lot, the proportion of medium and higher density dwellings is increasing (Census of Population and Housing 2016).

In recent years, most growth has occurred in the number of medium density dwellings (Census of Population and Housing 2016). This indicates a demand for smaller sized homes and a decrease in demand for separate houses. Higher density housing has been constructed in a number of locations across the municipality, with no particular concentrations occurring.

Dwelling densities in Banyule are low, with the lowest densities in the north-east of the municipality. There is also a concentration of large-lot, low density development in the Lower Plenty area in the south-east of the municipality.

Good quality design outcomes are needed to show the benefit of shop-top, townhouse and apartment living lifestyles and mixed use living environments, along with more adaptable housing to meet the needs of all residents, including those with impaired mobility and specific housing needs. Increasing housing diversity and adapting design to meet the needs of the broader community can also help to redress long term social and economic costs.

Council's strategic directions for housing supply are to:

- Direct housing growth to locations in or close to activity centres and the Principal Public Transport Network, and to strategic redevelopment sites, to satisfy housing demand.
- Promote more affordable housing, including in the private rental market, crisis accommodation, student accommodation and public housing, that addresses the needs of those seeking to reside in Banyule.
- Increase the diversity of housing types and the provision of more adaptable housing that meets the special needs of the broader community, including older persons with impaired mobility and those from culturally diverse backgrounds.
- Support the use and development of surplus non-residential land for residential purposes where it can contribute to the preferred neighbourhood character of the area and to housing diversity.

Residential Areas Framework

The Residential Areas Framework addresses the issues affecting the municipality as a result of increasing population, and changes to household size and structure, including impacts on neighbourhood character. The ability to protect and enhance valued neighbourhood character across Banyule depends on directing new housing to areas that are able to accommodate greater densities and increased diversity.

The vision for each residential area identified in Table 1 is based on its proximity to shops, services and transport, as well as its walkability, neighbourhood character, and heritage and landscape qualities.

Table 1: Residential Areas Framework

Residential area	Vision
<p>Diversity</p> <p>These areas typically have the following characteristics:</p> <ul style="list-style-type: none"> Within the business core of an activity centre. Comprise an urban renewal area, or residential properties along streets that immediately surround the business core of an activity centre. 	<p>Diversity Areas will provide for shop-top and apartment living in higher density mixed use and residential developments. These areas include strategic redevelopment sites that provide for higher density housing.</p> <p>Development will make a positive contribution to the identity of the activity centre and the preferred character of surrounding residential neighbourhoods.</p> <p>In these areas people live close to train stations, transport interchanges, shops, services and nodes of employment. These areas include higher density and some medium density housing opportunities.</p> <p>Postcode 3081 Urban Design Framework Diversity Areas</p> <p>Postcode 3081 is renewing. Properties along main roads, along the creekside area at interfaces with parks, and close to the Bell Street Mall Neighbourhood Activity Centre and Olympic Village, are well located to support increased density on consolidated lots.</p>
<p>Accessible</p> <p>These areas typically have the following characteristics:</p> <ul style="list-style-type: none"> Within convenient walking distance to the business core of an activity centre. Within convenient walking distance to the highest priority sections of the Principal Public Transport Network, where higher frequency and quality of public transport services are in operation. 	<p>Accessible Areas will provide townhouse and other medium density living and some dispersed single dwellings. Some opportunities for higher density housing will also exist. These areas include strategic redevelopment sites that provide for medium density and a higher density housing component.</p> <p>Development must make a positive contribution to the preferred neighbourhood character, including opportunities for tree protection and planting.</p> <p>These areas also include:</p> <p>Postcode 3081 Urban Design Framework Hinterland Area</p> <p>The Postcode 3081 Hinterland Area will provide well designed redevelopment opportunities for medium density dwellings within a treed landscape setting. Public housing sites will provide well designed</p>

Residential area	Vision
	<p>redevelopment opportunities. A preferred neighbourhood character will support development opportunities at Bell Street Mall Neighbourhood Activity Centre, public housing sites and larger properties.</p> <p>East of the Plenty River (around the business core of neighbourhood activity centres)</p> <p>The residential area east of the Plenty River will continue to be characterised by tall trees, undulating landscapes and two-storey dwellings that sit below the tree canopy. Townhouse and unit development will protect and enhance the vegetated character of the area.</p>
<p>Incremental</p> <p>These areas are typically located further away from activity centres and the Principal Public Transport Network, where there is less convenient pedestrian access.</p>	<p>Incremental Areas will provide for well designed single and medium density dwellings. As an exception, there will be limited opportunities for higher density housing at well located, large strategic redevelopment sites only. Typical attributes of a strategic redevelopment site in this area are:</p> <ul style="list-style-type: none"> ▪ Fronting an arterial road that forms part of the Principal Public Transport Network. <p>or</p> <ul style="list-style-type: none"> ▪ Within 5-minute walking distance (approximately 400 metres) to a supermarket. <p>or</p> <ul style="list-style-type: none"> ▪ Within 5-minute walking distance (approximately 400 metres) of a regional employment or education facility, such as a large public hospital, technology park, university or TAFE. ▪ Large enough to make a significant contribution to a diversity of housing types in the area and space for the following: <ul style="list-style-type: none"> – Buildings and open spaces that provide a transition between abutting dwellings and any taller on-site building component. – Landscaping, including the planting of substantial trees, at streetscapes, boundaries and between buildings. <p>Development must make a positive contribution to the preferred neighbourhood character, including opportunities for tree protection and planting.</p>

Residential area	Vision
<p>Limited Incremental</p> <p>These areas are located east of the Plenty River. They are characterised by tall trees, undulating topography and two-storey dwellings that sit below the tree canopy.</p>	<p>Limited Incremental Areas will provide for sensitively designed single dwellings and some dispersed medium density dwellings that respect the valued attributes of the existing neighbourhood character, with an emphasis on protecting trees and creating new opportunities for vegetation.</p>
<p>Limited</p> <p>These areas typically have one of the following characteristics:</p> <ul style="list-style-type: none"> Heritage attributes, including subdivisions that have recognised heritage significance. Environmental attributes, such as significant landscapes, significant vegetation or higher flood risk. Distinctive neighbourhood character attributes for single dwellings. In these locations land may be affected by single dwelling covenants or other legal agreements that limit additional dwellings. 	<p>Limited Areas will support single dwellings with some limited opportunity for medium density housing, if designed to respect and be sensitive to the valued attributes of the existing neighbourhood character.</p>
<p>Low Density Residential</p> <p>These areas are found in the Low Density Residential Zone.</p>	<p>Low Density Residential Areas will provide well dispersed housing that contributes to the diversity of the housing stock in Banyule, and continue to contribute to the aesthetic and environmental attributes of the Yarra River corridor.</p>

Council's strategic direction for the Residential Areas Framework is to:

- Support residential development in accordance with the Residential Areas Framework described in Table 1 and shown on Plan 3 in Clause 02.04 and the Postcode 3081 Urban Design Framework Plan in Clause 15.01-1-5L that identify varying degrees of housing change across the municipality's residential neighbourhoods, strategic redevelopment sites and activity centres.

Postcode 3081 Urban Design Framework

The Postcode 3081 Urban Design Framework includes the suburbs of Heidelberg West, Heidelberg Heights and Bellfield, and extends to the Darebin Creek to the west. It forms part of the Latrobe National Employment and Innovation Cluster, where housing renewal and improved diversity is needed to support expanded job opportunities and employment growth.

Council's strategic direction for the Postcode 3081 Urban Design Framework is to:

- Facilitate the urban renewal of the area by encouraging innovative and affordable medium and high density housing, including cohousing, that results in a socially cohesive community and attractive, treed streetscapes.

Respond sensitively to existing and surrounding neighbourhood character.

02.03-6

18/11/2022
C162bany

Economic development

Employment

Compared to the Greater Melbourne region, Banyule has a higher percentage of persons employed as professionals, and a smaller percentage of persons employed as machinery operators and labourers (Census of Population and Housing 2016).

Most jobs are filled locally, while the remainder are filled by residents from neighbouring municipalities and from the northern and north-western suburbs (Census of Population and Housing 2016). Most of the workforce is employed within Banyule, the City of Melbourne and surrounding north-eastern municipalities (Census of Population and Housing 2016). Unemployment rates vary across the municipality, being generally lower in the east and north and higher in the west (Census of Population and Housing 2016).

The emerging La Trobe National Employment and Innovation Cluster straddles Banyule and the City of Darebin, incorporating La Trobe University, the Heidelberg West Industrial Area and the Heidelberg Major Activity Centre.

Council's strategic direction for employment is to:

- Enhance the existing role of activity centres in the municipality and facilitate the emerging role of the La Trobe National Employment and Innovation Cluster, supporting their growth as economic and employment hubs.

Industrial development

Banyule has three major industrial precincts:

- Heidelberg West Industrial Area (forms part of the La Trobe National Employment and Innovation Cluster).
- Para Road Industrial Area (Greensborough/Briar Hill).
- Grimshaw Street Industrial Area (Bundoora).

The three precincts are also important generators of employment and economic activity within the municipality and the wider region.

Changes in employment patterns are affecting land use and development planning. The decline in manufacturing employment needs to be offset by growth in other industrial sectors.

Banyule's industrial areas face various challenges, with some areas experiencing traffic and parking problems, not relating well to nearby residential areas, or being visually unattractive, while other areas are supporting a broader business mix.

The environmental impacts of the Heidelberg West and Para Road Industrial Areas on the Darebin Creek and Plenty River, respectively, are of concern.

Council's strategic directions for industrial development are to:

- Support a diversity of industrial use and development that maximises employment opportunities.
- Restrict industry from detrimentally affecting the amenity and environment of the municipality, particularly the environs of the Plenty River and Darebin Creek.

Tourist facilities

Banyule's natural, built form and environmental qualities make it an attractive tourist destination. However, some of the infrastructure needed to attract and support tourist activity, in particular accommodation, convention and meeting facilities, is relatively undeveloped.

Council's strategic direction for tourist facilities is to:

- Support a range of infrastructure and facilities to encourage tourism activity and optimise access to tourist facilities.

02.03-7

18/11/2022
C162bany

Transport

As a middle suburban municipality, many of Banyule's roads perform a regional function, including linking nearby residential areas in the North Growth Corridor with inner suburban places of employment, the airport, and the industrial areas of south-east Melbourne. However, with residents

having a high dependency on private vehicles, many of these arterial roads are congested. Expected population growth will increase travel demand and freight movements within and across the Banyule road network, with consequent adverse amenity and environmental effects.

Banyule's established transport infrastructure continues to age, such that the maintenance and renewal of this infrastructure must be a central consideration when planning for development and redevelopment.

Banyule is serviced by nine railway stations along the Hurstbridge railway line, the Plenty Road tram route, orbital SmartBus routes and other bus routes. While many of these contribute to the Principal Public Transport Network, there are differences in the frequency and quality of the services, with equitable access to public transport across the municipality also an issue.

Banyule's ageing population will result in a growing number of residents relying on non-car travel modes to maintain their mobility and social well-being.

Council's strategic directions for transport are to:

- Reduce residents' reliance on private vehicle transport by facilitating a safe, efficient and effective integrated transport network that caters for all abilities.
- Support land use and development that will facilitate sustainable modes of transport and reduce the distances residents need to travel.
- Reduce the detrimental effects of transport on amenity and the natural environment.

02.03-8

18/11/2022
C162bany

Infrastructure**Community facilities**

Banyule has a wide range of community services and facilities. These include educational, health and leisure facilities, and facilities for specific groups, such as the aged and people with disabilities.

The Austin and Mercy Hospitals, Heidelberg Repatriation Hospital and Warringal Private Hospital form the basis of a large and diverse health sector that provides services and employment to the Banyule community. Given Banyule's projected demographic profile, there is likely to be increased demand for aged and medical services in the years ahead.

The Austin Hospital has undergone redevelopment that has impacted on the amenity of the area, especially relating to parking and associated uses.

Council's strategic directions for community facilities are to:

- Support a wide range of cultural, health, educational and institutional uses that are responsive to the existing and likely future needs of the community.
- Minimise any negative impacts of cultural, health, educational and institutional facilities on the amenity of the surrounding area.

Open space and recreation

The waterway systems within Banyule provide significant areas of public open space that are used for active and passive recreation, and to protect the natural environment. The areas along the Yarra and Plenty Rivers and Darebin Creek are particularly important, forming part of a larger regional network of open space and recreational opportunities. Banyule also boasts other significant parks and reserves not directly related to the waterways.

Council's strategic direction for open space and recreation is to:

- Provide recreational and leisure facilities that meet the community's needs and expectations, without causing detriment to the natural environment.

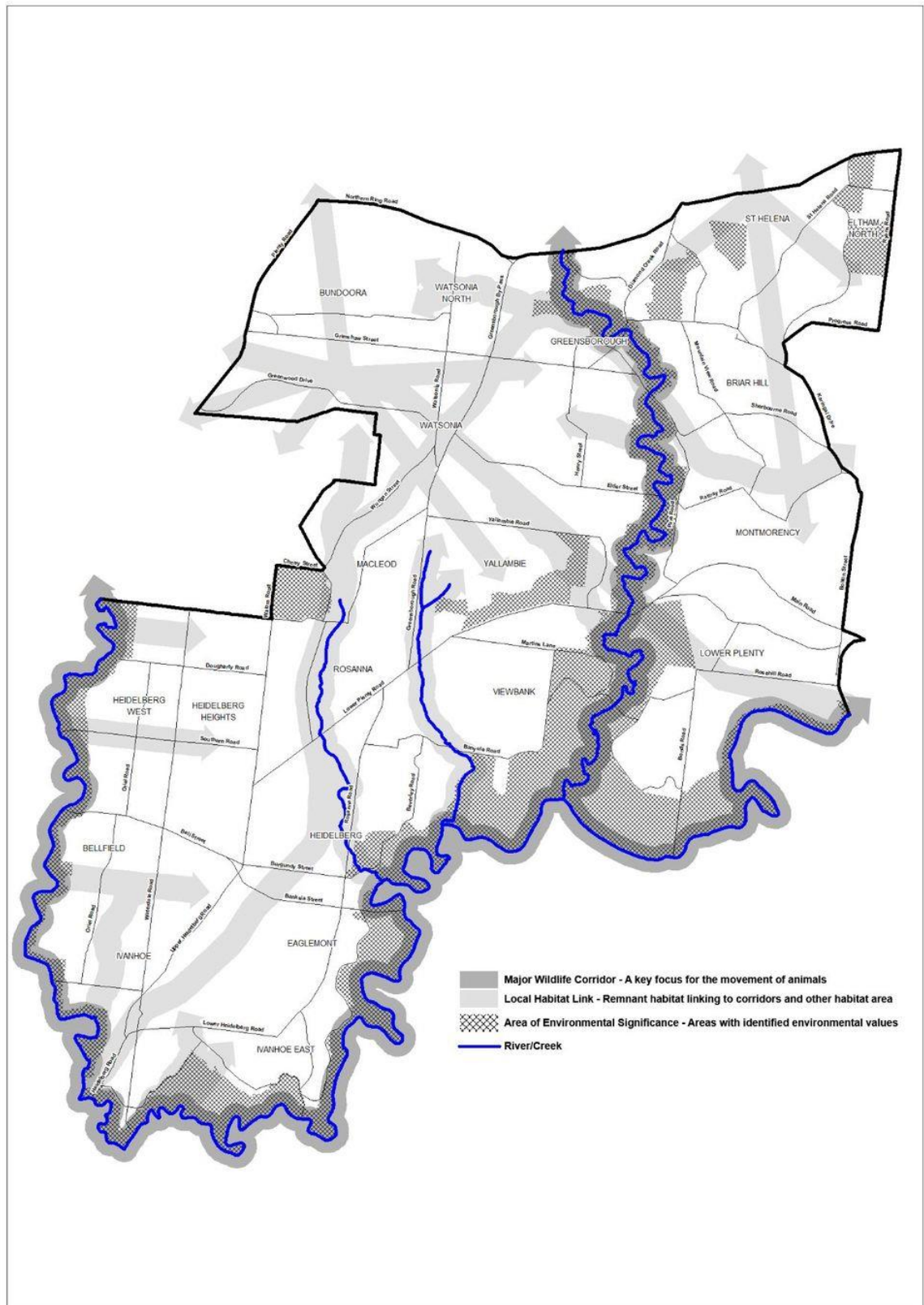
02.04 Strategic framework plan

The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03

Plan 1: Strategic Framework Plan

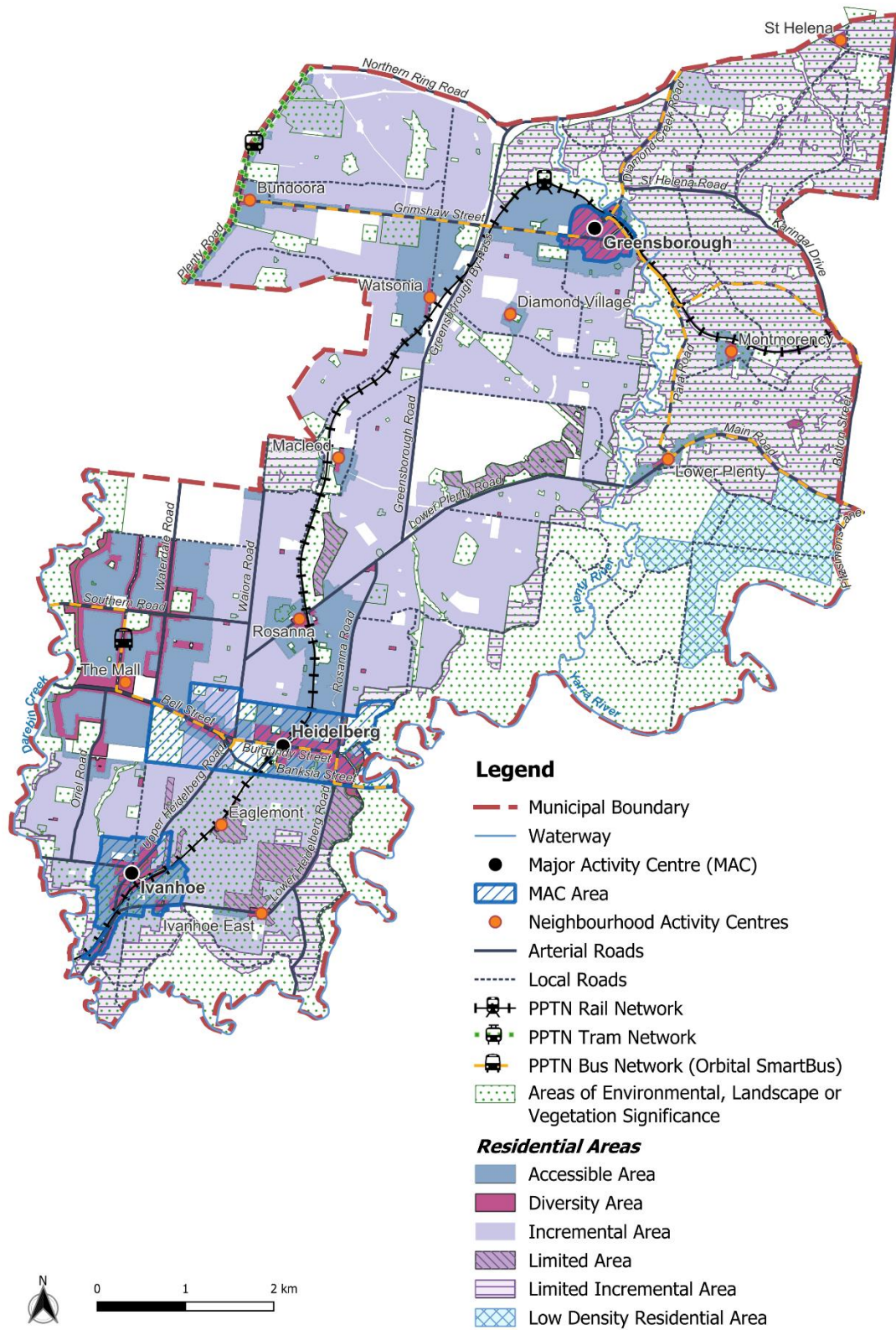


Plan 2: Natural Environment Framework Plan



BANYULE PLANNING SCHEME

Plan 3: Residential Areas Framework Plan



11.03-1L-01 Activity Centres

18/11/2022
C162bany

Policy application

This policy applies to all activity centres referred to in Clause 02.03-1 and identified on the Strategic Framework Plan at Clause 02.03-4.

Strategies

Support development that will improve the commercial viability of an activity centre and thereby reinforce the existing hierarchy of activity centres.

Avoid non-retail uses at ground floor level in the retail core of major activity centres.

11.03-1L-02 Heidelberg Major Activity Centre

--/--/--
Proposed
C172bany

Policy application

This policy applies to land identified on the Heidelberg Major Activity Centre Precinct Map forming part of this clause.

General strategies

Provide for increased commercial floorspace and encourage a diversity of uses except in residential precincts.

Strengthen the state significant role of hospitals by supporting medical and health related uses.

Encourage higher density, well designed development that provides a positive contribution to the centre and its environs and enhances key and notable views.

Improve the existing public realm and identify opportunities for new public realm initiatives.

Facilitate an accessible and connected transport network that prioritises pedestrian and cycling movements and reduces conflicts between different modes of transportation.

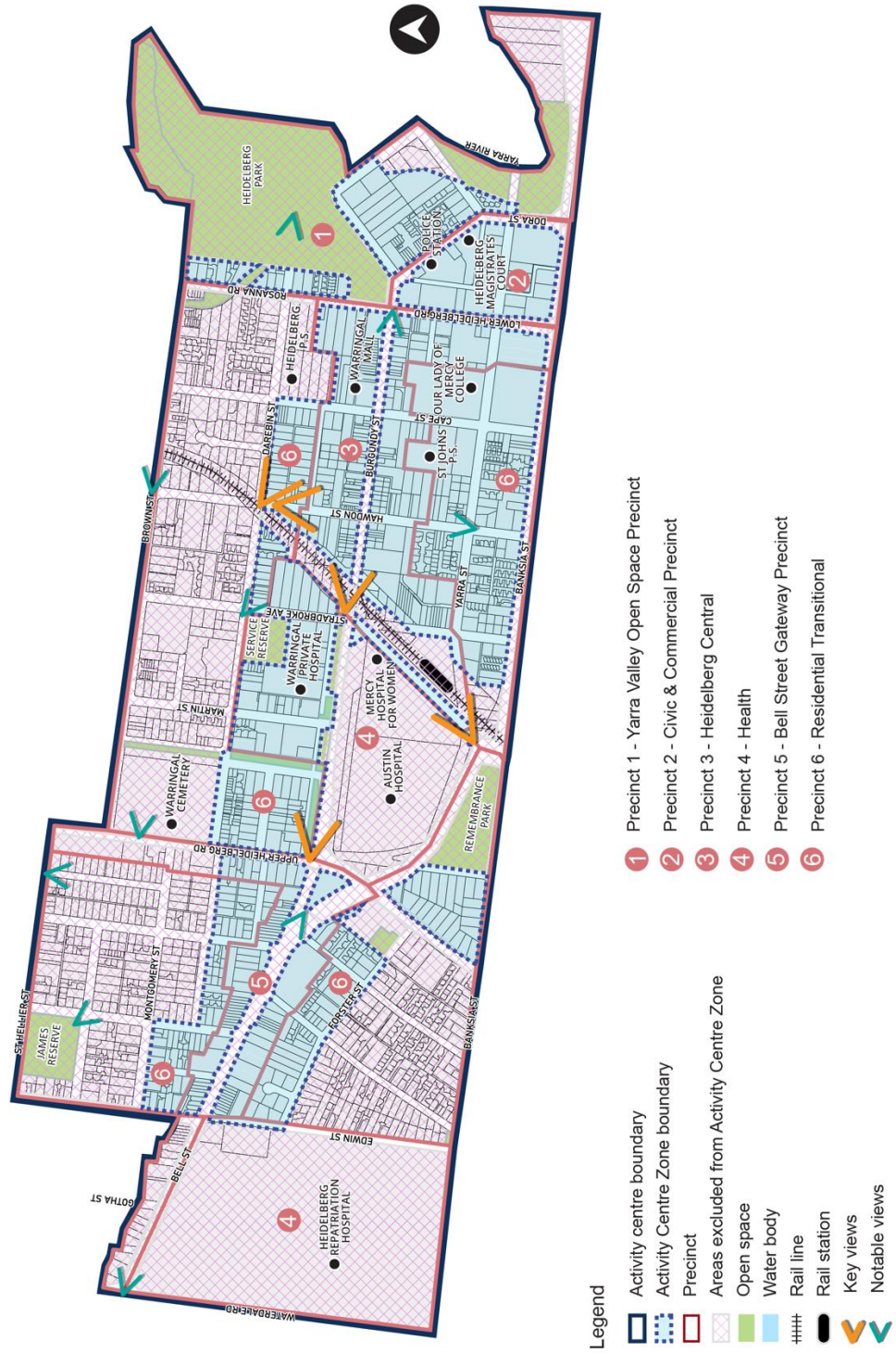
Support land use and development changes that enhance liveability, sustainability, social activity, the environment, cultural and built form heritage and local economic growth.

Policy documents

Consider as relevant:

- *Heidelberg Structure Plan, Final* (Banyule City Council, February 2025)

Heidelberg Major Activity Centre Precinct Map



SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?**1.0**

---/---/---

Proposed C172bany

Maps comprising part of this planning scheme:

- 1, 1DCPO, 1ESO, 1SBO, 1SCO, 1VPO
- 2, 2DCPO, 2DDO, 2ESO, 2HO, 2LSIO, 2SBO, 2SCO, 2VPO
- 3, 3DCPO, 3ESO, 3DDO, 3HO, 3LSIO, 3PAO, 3SBO, 3SCO, 3VPO
- 4, 4DCPO, 4DDO, 4ESO, 4HO, 4PAO, 4SBO, 4SCO, 4VPO
- 5, 5DCPO, 5ESO, 5HO, 5SBO, 5SCO, 5VPO
- 6, 6DCPO, 6DDO, 6ESO, 6HO, 6PAO, 6SBO, 6SCO, 6VPO
- 7, 7DCPO, 7DDO, 7EAO, 7ESO, 7HO, 7LSIO, 7PAO, 7SBO, 7SCO, 7VPO
- 8, 8DCPO, 8DDO, 8ESO, 8HO, 8LSIO, 8SBO, 8VPO
- 9, 9DCPO, 9DDO, 9ESO, 9HO, 9LSIO, 9SBO, 9VPO
- 10, 10DCPO, 10DDO, 10ESO, 10HO, 10LSIO, 10SBO, 10SCO, 10VPO
- 11, 11DCPO, 11DDO, 11ESO, 11HO, 11LSIO, 11PAO, 11SBO, 11SCO, 11SLO, 11VPO
- 12, 12BMO, 12DCPO, 12DDO, 12ESO, 12HO, 12IPO, 12LSIO, 12PAO, 12SBO, 12SLO, 12VPO
- 13, 13BMO, 13DCPO, 13DDO, 13ESO, 13HO, 13PAO, 13LSIO, 13SBO, 13SCO, 13SLO, 13VPO
- 14, 14DCPO, 14DDO, 14DPO, 14ESO, 14HO, 14LSIO, 14PAO, 14PO, 14RXO, 14SBO, 14SCO, 14VPO
- 15, 15DCPO, 15DPO, 15EAO, 15ESO, 15HO, 15LSIO, 15PO, 15SBO, 15SLO, 15VPO
- 16, 16DCPO, 16DDO, 16EAO, 16ESO, 16HO, 16LSIO, 16PAO, 16PO, 16SBO, 16SCO, 16SLO, 16VPO
- 17, 17BMO, 17DCPO, 17DDO, 17ESO, 17HO, 17LSIO, 17PAO, 17SLO, 17VPO
- 18, 18BMO, 18DCPO, 18DDO, 18ESO, 18HO, 18LSIO, 18PAO, 18SLO, 18VPO
- 19, 19DCPO, 19ESO, 19DDO, 19DPO, 19HO, 19LSIO, 19PAO, 19RXO, 19SBO, 19SCO, 19SLO, 19VPO
- 20, 20DCPO, 20ESO, 20HO, 20LSIO, 20SBO, 20SLO, 20VPO

--/~/---

Proposed C172bany

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS**1.0**

--/~/---

Background documents

Name of background document	Amendment number - clause reference
<i>250 Waterdale Road, Ivanhoe – Urban Design Guidelines</i> , October 2012	C86 Clause 43.02s10
<i>A Management Plan for the Improvement of Urban Stormwater Quality for the Banyule City Council</i> (Sinclair Knight Merz, 2002)	C33 (part1) Clause 02.03-2
<i>The Aboriginal Heritage of the Shire of Eltham</i> (Ellender. I, 1994)	NFPS Clause 02.03-4
<i>Banyule City Council Aboriginal Heritage Study</i> (B. Marshall, February 1999)	C77 Clause 02.03-4
<i>Banyule City Council Building Site Code of Practice</i> (Banyule City Council, Adopted July 2007)	C61 Clause 02.03-4 Clause 02.03-5 Clause 15.01-1L-02 Clause 15.01-2L-01 Clause 15.02-1L
<i>Banyule City Council Tree Planting Zone Guidelines</i> (Banyule City Council, January 2011)	C68 Clause 02.03-2 Clause 02.03-4 Clause 02.03-5 Clause 15.01-2L-01 Clause 15.01-2L-02 Clause 15.01-5L-01 Clause 32.08s1 Clause 32.08s2 Clause 32.08s3 Clause 32.08s4 Clause 42.02s5 Clause 42.02s05 Clause 43.02s12
<i>Banyule Environment Strategy</i> (Banyule City Council, 2003)	C44 (part 1) Clause 02.03-2 Clause 02.04
<i>Banyule Heritage Places Study</i> (Allom Lovell, July 1999)	C1 Clause 02.03-1 Clause 02.03-4 Clause 11.03-1L-03 Clause 15.03-1L

BANYULE PLANNING SCHEME

Proposed C162bany

Banyule Heritage Review (Context, March 2012)

C77

Clause 02.03-4

Clause 15.03-1L

Clause 43.01s

BANYULE PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>Banyule Integrated Transport Plan 2015-2035</i> (Banyule City Council, 2015)	C108 Clause 02.03-7 Clause 18.02-1L Clause 45.09s2 Clause 45.09s3
<i>Banyule Safer Design Guide</i> (Banyule City Council, April 2003)	C61 Clause 02.03-4 Clause 15.01-1L-02
<i>Banyule Weed Management Strategy</i> (Practical Ecology, 2006)	C61 Clause 02.03-2 Clause 02.03-3 Clause 02.03-4 Clause 02.03-5 Clause 02.04 Clause 15.01-1L-01 Clause 15.01-2L Clause 15.01-5L-01 Clause 15.01-2L-02 Clause 42.01s01 Clause 42.01s02 Clause 42.01s03 Clause 42.01s05 Clause 42.02s01 Clause 42.02s03 Clause 42.02s04 Clause 42.02s05 Clause 42.03s01 Clause 43.02s05
<i>Banyule Wildlife Corridor Program</i> (Banyule City Council, March 2000)	C33 (Part 1) Clause 02.03-2 Clause 02.04 Clause 42.01s01 Clause 42.01s02 Clause 42.01s03 Clause 42.01s05 Clause 42.02s01 Clause 42.02s03 Clause 42.02s04
<i>Bellfield Urban Design Guidelines</i> (MGS Architects, March 2020)	C153bany Clause 43.04s08

BANYULE PLANNING SCHEME

<i>City of Banyule Economic and Transportation Profile</i> (J.A. Grant & Associates, September 1996)	NFPS Clause 02.03-1 Clause 02.03-6 Clause 02.03-7
Name of background document	Amendment number - clause reference
	Clause 11.03-1L Clause 17.02-1L Clause 18.02-1L
<i>City of Banyule Significant Tree and Vegetation Study</i> (University of Melbourne, Centre for Urban Horticulture, May 1999)	NFPS Clause 02.03-2 Clause 02.04 Clause 42.01s04
<i>Classification Report - Buildings Committee, Loyola College, Watsonia</i> (National Trust of Australia (Victoria), 1993)	NFPS Clause 42.02s2
<i>Darebin Parklands and Rockbeare Park Environs: A Planning Guideline</i> (Banyule City Council, March1996)	NFPS Clause 43.02s01
<i>Design and Development Guidelines – 30–80 Seymour Road, Viewbank</i> (Banyule City Council, Adopted March 2003)	C31 Clause 02.03-2 Clause 02.03-3 Clause 02.03-4 Clause 02.03-5
<i>Greensborough Activity Centre – Urban and Landscape Design Guidelines for Precincts 2, 5 and 6</i> (David Lock Associates, November 2015)	C110 Clause 02.03-1 Clause 37.08s01
<i>Heidelberg Central and Bell Street Mall Parking Plan</i> (GHD, April 2016)	C108 Clause 45.09s02 Clause 45.09s03
<i>Heidelberg Conservation Study</i> (Graeme Butler, 1985)	NFPS Clause 15.03-1L
<i>Heidelberg Structure Plan, Final</i> (Banyule City Council, February 2025)	C172bany Clause 02.03-1 Clause 11.03-1L-02 Clause 32.07s01 Clause 32.08s05 Clause 37.08s02
<i>Heritage Guidelines for the Beaumont Estate</i> (Banyule City Council, 2005)	C77 Clause 15.03-1L
<i>Heritage Guidelines for the Beauview Estate</i> (Banyule City Council, 2005)	C77 Clause 15.03-1L
<i>Heritage Guidelines for the Glenard Estate</i> (Banyule City	C77

BANYULE PLANNING SCHEME

Council, 2005)	Clause 15.03-1L
<i>Heritage Guidelines for the Ivanhoe Views Estate</i> (Banyule City Council, 2005)	C77 Clause 15.03-1L
<i>Heritage Guidelines for Marshall Street, Sherwood Grove and Thoresby Avenue, Ivanhoe</i> (Banyule City Council, 2005)	C77 Clause 15.03-1L
<i>Heritage Guidelines for the Mount Eagle Estate</i> (Banyule City Council, 2005)	C77 Clause 15.03-1L

Name of background document	Amendment number - clause reference
<i>Heritage Guidelines for the Warringal Village</i> (Banyule City Council, 2005)	C77 Clause 15.03-1L
<i>Heritage Strategy</i> (Banyule City Council, Adopted February 2013)	C77 Clause 02.03-4 Clause 15.03-1L
<i>Housing Strategy</i> (Banyule City Council, Adopted March 2009)	C60 Clause 02.03-2 Clause 02.03-3 Clause 02.03-4 Clause 02.03-5 Clause 15.01-1L-01 Clause 15.01-2L-01 Clause 15.02-1L Clause 16.01-1L
<i>Ivanhoe Activity Centre Heritage Items & Precincts</i> (Context, June 2013)	C94(Part1) Clause 02.03-1 Clause 02.03-4 Clause 11.03-1L-03 Clause 15.03-1L Clause 43.02s11 Clause 43.02s12
<i>Ivanhoe Structure Plan</i> (Banyule City Council, December 2014)	C93 Clause 02.03-1 Clause 02.03-4 Clause 02.03-5 Clause 11.03-1L-03 Clause 15.01-1L-01 Clause 15.01-2L-01 Clause 15.01-5L-01 Clause 15.02-1L Clause 43.02s11 Clause 43.02s12

BANYULE PLANNING SCHEME

<i>Landscape Assessment for Significant Ridgelines in Banyule</i> (Hansen Partnership & Banyule City Council, June 2012)	C68 Clause 02.03-2 Clause 02.03-3 Clause 02.03-4 Clause 02.03-5 Clause 15.01-1L-01 Clause 15.01-2L-01 Clause 15.01-5L-01
<i>Landscape Report – Loyola College Complex, Office of Corrections Training Centre, Grimshaw Street, Watsonia</i> (Department of Planning and Development, 1992)	NFPS Clause 42.02s02
<i>Lower Darebin Creek Concept Plan</i> (Melbourne Parks and Waterways, March 1995)	NFPS

Name of background document	Amendment number - clause reference
	Clause 02.03-4 Clause 02.03-6 Clause 15.03-1L Clause 42.02s01
<i>Lower Plenty River Archaeological Survey</i> (F. Weaver, March 1991)	NFPS Clause 02.03-4 Clause 15.03-1L
<i>Lower Plenty River Concept Plan</i> (Melbourne Parks and Waterways, October 1994)	NFPS Clause 02.03-4 Clause 15.03-1L Clause 42.01s01 Clause 42.03s01
<i>The Middle Yarra Concept Plan – Burke Road to Watsons Creek, 1993</i> Melbourne Parks and Waterways	NFPS 02.03-4 15.03-1 Clause 42.03s01
<i>The Middle Yarra Concept Plan – Dights Falls to Burke Road, 1990</i> Melbourne Parks and Waterways	NFPS 02.03-4 15.03-1 Clause 42.03s01
<i>Middle Yarra River Corridor Study</i> (Department of Environment, Land, Water and Planning, October 2016)	VC197 Clause 42.03s01 Clause 43.02s02
<i>National Local Government Biodiversity Strategy</i> (Australian Local Government Association, 2000)	C33 (Part 1) Clause 02.03-2 Clause 02.04
<i>Neighbourhood Character Strategy</i> (Banyule City	C68

BANYULE PLANNING SCHEME

Council, 2012)	Clause 02.03-2 Clause 02.03-3 Clause 02.03-4 Clause 02.03-5 Clause 13.07-1L Clause 15.01-5L-01 Clause 42.02s03 Clause 42.02s04 Clause 42.02s05
<i>Outdoor Advertising Policy</i> (Banyule City Council, December 2015)	C16 Clause 02.03-1 Clause 02.03-2 Clause 02.03-3 Clause 02.03-4 Clause 02.03-5 Clause 02.03-6

Name of background document	Amendment number - clause reference
	Clause 11.03-1-01 Clause 15.01-1L-01 Clause 15.01-2L-01 Clause 15.02-1L Clause 17.02-1L Clause 17.02-2L
<i>Plenty River Water Supply Protection Area Stream Flow Management Plan 2007</i> (Melbourne Water,2007)	C61 Clause 02.03-2 Clause 02.04
<i>Postcode 3081 Urban Design Framework</i> (DLA for Banyule City Council, 2019)	C120bany Clause 02.03-5 Clause 15.01-5L-02 Clause 16.01-1L Clause 32.07s05 Clause 32.07s06 Clause 32.07s07 Clause 32.07s08 Clause 32.07s09 Clause 43.02s13 Clause 43.02s14 Clause 43.02s15 Clause 43.02s16 Clause 43.02s17
<i>Public Open Space Plan 2016-2031</i> (Banyule City	C111

BANYULE PLANNING SCHEME

Council, 2016)	Clause 02.03-2 Clause 02.04
<i>Residential Vehicle Crossing Policy 2012</i> (Banyule City Council, 2013)	C68 Clause 02.03-2 Clause 02.03-3 Clause 02.03-4 Clause 02.03-5 Clause 15.01-1L-01 Clause 15.01-2L-01 Clause 15.01-5L-01 Clause 15.02-1L Clause 43.02s12
<i>Saxam Homestead – Heritage Assessment 2011</i> (N. Gasparetto & C. Levi, October 2011)	C94 (Part 2) Clause 02.03-4 Clause 15.03-1L
<i>Sites of Faunal and Habitat Significance in North East Melbourne</i> (C. Beardsell, 1997)	NFPS Clause 02.03-2 Clause 02.04 Clause 42.01s01 Clause 42.01s02 Clause 42.01s03

Name of background document	Amendment number - clause reference
	Clause 42.01s05 Clause 42.02s01
<i>Strategy for Substantial Trees in Banyule's Garden Court & Garden Suburban Neighbourhoods</i> (Planisphere, December 2013)	C97 Clause 02.03-4 Clause 02.03-5 Clause 15.01-2L-01 Clause 15.02-1L Clause 15.01-5L-01 Clause 42.02s05
<i>The Aboriginal Heritage of the Shire of Eltham</i> (I. Ellender, March 1994)	NFPS Clause 02.03-4 Clause 15.03-1L
<i>The Glenard Estate and its Parks</i> (Ian Wight Planning and Heritage Strategies, 2008)	C77 Clause 02.03-4 Clause 15.03-1L
<i>The Greenbook – Greensborough Principal Activity Centre Plan</i> (Greensborough and Partners, October 2006)	C51 Clause 02.03-1 Clause 37.08s01
<i>The Mount Eagle Estate Common Parks Conservation</i>	C77

BANYULE PLANNING SCHEME

<i>Management Plan</i> (Michael Smith & Associates and Ian Wight Planning and Heritage Strategies, April 2011)	Clause 02.03-4 Clause 15.03-1L
<i>The Plenty Valley Corridor: The Archaeological Survey of Aboriginal Sites</i> (I. Ellender, 1989)	NFPS Clause 02.03-4 Clause 15.03-1L
<i>Tourism Development Plan for Melbourne Riverlands</i> (KPMG, November 1996)	NFPS Clause 02.03-2 Clause 02.04
<i>Traffic Engineering Assessment, DHHS Public Housing Renewal Program, BellBardia and Tarakan Estate, Heidelberg West</i> (July 2017)	C151 Clause 45.09s04 Clause 45.09s05
<i>Urban Forest Strategic Plan</i> (Banyule City Council, 2015)	C114bany Clause 42.03s01
<i>Vegetation Communities of the City of Banyule</i> (C. Beardsell, June 2000)	C61 Clause 02.03-2 Clause 02.04
<i>West Heidelberg Industrial Estate Business and Development Plan</i> (Essential Economics & Graeme Bentley Landscape Architects, March 1998)	NFPS Clause 02.03-6
<i>West Heidelberg Industrial Estate Traffic and Parking Study</i> (Arup Transportation Planning, November 1996)	NFPS Clause 02.03-6
<i>Yarra River Action Plan</i> (Department of Sustainability and Environment, 2006)	C61 Clause 02.03-2 Clause 02.04

Name of background document	Amendment number - clause reference
<i>Yarra Valley Parklands Management Plan</i> (Parks Victoria, November 2008)	C61 Clause 02.03-2 Clause 02.04

--/--/---
Proposed C172bany

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

1.0

--/--/---
Proposed C172bany

Application of zones, overlays and provisions

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Low Density Residential Zone to:
 - Areas in Lower Plenty to maintain lower density development.
 - Require a 0.4 hectare minimum lot size for subdivision.
- Mixed Use Zone to:
 - Areas in the Ivanhoe Major Activity Centre to facilitate mixed use development.
 - Bellbardia Estate, Heidelberg West to facilitate renewal.
- Residential Growth Zone to identified residential areas offering good access to services and transport, including activity centres and urban renewal sites, to facilitate higher density residential development and housing diversity.
- General Residential Zone to residential areas that support moderate housing growth that respects the preferred neighbourhood character of the area.
- Neighbourhood Residential Zone to residential areas where there are limited opportunities for increased residential development, due to the valued existing neighbourhood character, heritage, environmental or landscape characteristics.
- Industrial 1 Zone to the industrial precincts in Heidelberg West and Bundoora.
- Industrial 2 Zone to provide a buffer between the industrial precincts in Heidelberg West and Bundoora and local communities, and to the industrial precinct in Briar Hill to allow for industries and associated uses compatible with the nearby community.
- Commercial 1 Zone to:
 - The retail core of the Ivanhoe Major Activity Centre and neighbourhood activity centres.
 - Facilitate large-scale office development on suitable land in the Ivanhoe Major Activity Centre.
- Commercial 2 Zone to land at Upper Heidelberg Road, Heidelberg, Ruthven Street, Macleod, Greensborough Road, Watsonia and at the eastern end of Sherbourne Road, Briar Hill to allow for appropriate industrial, restricted retail and other commercial uses.
- Rural Conservation Zone to land with high environmental values in Lower Plenty, near the Yarra and Plenty Rivers.
- Public Use Zone to public land used for public utility, and community services and facilities.
- Public Park and Recreation Zone to public open space predominantly used and managed for recreational purposes.
- Public Conservation and Resource Zone to publicly owned land predominantly used and managed for conservation purposes.
- Road Zone to declared main roads and other significant roads.
- Special Use Zone to:

- Privately owned sportsgrounds, utility and service installations.
- Urban Floodway Zone to identified floodways and areas that have the greatest risk and frequency of being affected by flooding.
- Activity Centre Zone to the Greensborough and Heidelberg Major Activity Centres.
- Environmental Significance Overlay to:
 - Protect and manage specific sites and areas identified as having environmental significance, including the Yarra and Plenty Rivers, Darebin Creek, Macleod Gumnut Area and Streeton Views Estate.
 - Sites identified as being of botanical, zoological and habitat significance.
 - Significant trees and areas of vegetation that are listed on the Banyule Significant Tree Register.
- Vegetation Protection Overlay to:
 - Protect and manage significant vegetation, including native and introduced vegetation, in areas east of the Plenty River, and across Eaglemont, Ivanhoe East and Ivanhoe.
 - Protect and manage significant vegetation in the Loyola Seminary Precinct and the Elliston Estate.
 - Protect substantial trees in Banyule's Garden Suburban and Garden Court Neighbourhood Character Areas.
- Significant Landscape Overlay to areas with significant landscape value along the Yarra and Plenty River corridors.
- Heritage Overlay to heritage places, including heritage precincts, identified as being of local significance in Banyule.
- Design and Development Overlay to:
 - Darebin Parklands, Rockbeare Park Environs and Yarra River corridor.
 - Ivanhoe Major Activity Centre.
 - Land to the east of the Plenty River.
 - 250 Waterdale Road, Ivanhoe.
 - North East Link Project tunnel protection areas.
- Incorporated Plan Overlay to Cleveland Estate, Lower Plenty.
- Development Plan Overlay to:
 - Institutional uses, including private education, health and cultural facilities.
 - Bellbardia and Tarakan Estates, Heidelberg West to facilitate public housing renewal.
 - The strategic development site on the corner of Upper Heidelberg Road and Forster Street, Ivanhoe.
- Land Subject to Inundation Overlay to:
 - Areas subject to inundation from Salt Creek, Banyule Creek, Darebin Creek, and the Plenty and Yarra Rivers.

BANYULE PLANNING SCHEME

- An area subject to inundation in Karringal Drive, Montmorency.
- Special Building Overlay to areas across Banyule impacted by overland flow paths caused by stormwater and to manage development in these locations.
- Bushfire Management Overlay to areas in Lower Plenty that have been identified as being subject to extreme bushfire hazard.
- Public Acquisition Overlay to:
 - 2-4 Stublely Court, Greensborough for the purpose of car parking.
 - Various areas across Banyule for the purpose of open space.
- Environmental Audit Overlay to land that is potentially contaminated to ensure that it is suitable for any sensitive use.
- Road Closure Overlay to identify a road that is closed by an amendment to this planning scheme.

Developer Contributions Plan Overlay to land across Banyule that is developed for residential, commercial and industrial purposes to levy contributions for the provision of works, services and facilities before development can commence.

- Parking Overlay to:
 - Bell Street Mall Neighbourhood Activity Centre.
 - Heidelberg West Core Area.
 - Heidelberg Precinct Core Area.
 - Bellbardia and Tarakan Estates, Heidelberg West.
- Specific Controls Overlay to land impacted by the North East Link Project and Fitzsimons Lane Upgrade.

BANYULE PLANNING SCHEME

--/--/---
Proposed C172bany

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK**1.0**

--/--/---
Proposed C172bany

Further strategic work

Review the interim Signs policy at Clause 15.01-1L-03 Signs.

Undertake and implement a review of the *Housing Strategy* (Banyule City Council, Adopted March 2009) to support more housing affordability, diversity and accessibility.

Review the *Neighbourhood Character Strategy* (Banyule City Council, 2012) and its alignment with zoning and Built Environment policies.

Prepare a Commercial and Employment Land Strategy to identify future employment land.

Prepare an Activity Centres Strategy to identify a future vision and framework for all activity centres.

Implement planning policy-related actions from the *Economic Development Plan 2015–2020* (Banyule City Council, 2015).

Undertake and implement a review of the *Heritage Strategy* (Banyule City Council, Adopted February 2013).

Undertake periodic assessments of additional heritage places in Banyule and apply the Heritage Overlay to properties and precincts identified as locally significant.

Prepare and implement an Urban Design Framework for the Watsonia Neighbourhood Activity Centre to consider changing opportunities, including further integrating the centre with the North East Link Project to deliver quality urban design outcomes and active transport connectivity.

Prepare and implement Open Space and Public Realm Guidelines for the Heidelberg, Greensborough and Ivanhoe Major Activity Centres.

Seek to include additional significant trees in Schedule 4 to the Environmental Significance Overlay.

Undertake and implement a review of the operation and performance of all vegetation protection controls.

Review the Banyule Development Contributions Plan 2016-17 (HillPDA Consulting, September 2018) to inform future priorities for developer contributions.

Planning and Environment Act 1987

Banyule Planning Scheme

Amendment C172

Instruction sheet

The planning authority for this amendment is the Banyule City Council.

The Banyule Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 15ZN and 16ZN in the manner shown on the attached maps marked “Banyule Planning Scheme, Amendment C172”.

Overlay Maps

2. Amend Planning Scheme Map Nos 14DDO, 15DDO and 16DDO in the manner shown on the 1 attached map marked “Banyule Planning Scheme, Amendment C172”.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In **Purpose and Vision** – Replace Clause 02.03 with a new Clause 02.03 in the form of the attached document.
4. In **Purpose and Vision** – Replace Clause 02.04 with a new Clause 02.04 in the form of the attached document.
5. In **Planning Policy Framework**- replace Clause 11.03-1L-03 with a new Clause 11.03-1L-03 in the form of the attached document.
6. In **Zones** – Clause 32.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
7. In **Zones** –Clause 32.08, insert a new Schedule 5 in the form of the attached document.

8. In **Zones** –Clause 37.08, insert a new Schedule 2 in the form of the attached document.
9. In **Overlays** – Clause 43.03, delete Schedule 5.
10. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
11. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.
12. In **Operational Provisions** – Clause 74.01, replace the Schedule with a new Schedule in the form of the attached document.
13. In **Operational Provisions** – Clause 74.02, replace the Schedule with a new Schedule in the form of the attached document.

End of document