

KEY STRATEGIC REDEVELOPMENT SITES

- | | | | |
|---|--------------------------------------------|----|----------------------------------------------|
| 1 | 'TRIANGLE' SITE | 6 | WARRINGAL PLAZA PRECINCT |
| 2 | CAR YARD - UPPER HEIDELBERG ROAD | 7 | OLD ENGLAND HOTEL |
| 3 | BOWLING CLUB - STRADBROKE AVENUE | 8 | EDWIN STREET SITE |
| 4 | CENTRAL BURGUNDY STREET (NORTH) & CAR PARK | 9 | OUR LADY OF MERCY COLLEGE EDUCATION PRECINCT |
| 5 | CENTRAL BURGUNDY STREET (SOUTH) & CAR PARK | 10 | AUSTIN HEALTH LAND |

Note: The issues affecting a site will extend beyond the site's boundary and must be addressed in the master planning process and be a part of the final proposal.



Plan 16:
Strategic
Redevelopment Sites



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BUILT FORM GUIDELINES

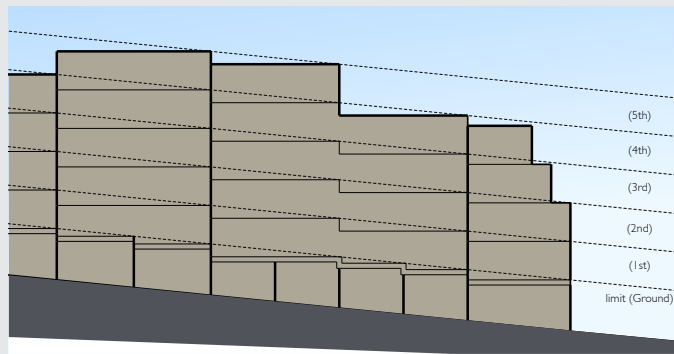
Heidelberg is distinctive as an Activity Centre in Melbourne due to its steep topography. In order to promote high quality built form outcomes the following guidance is given:

- Any building with frontages to a sloping street must ensure that the building is stepped to allow good connection between the public and private domain.
- The façade of any building must be stepped in response to the terrain and should have a building rhythm consistent with the surrounding streetscape.
- No building may be higher than the height indicated at any point on the built form plan. This will result in buildings that respond to the topography of the site.
- The side and rear elevations and roofs of buildings must be designed to the same high standard as the front façade as they are highly visible from the surrounding ridgelines.
- Roof tops should be designed to enable their use as rooftop gardens.



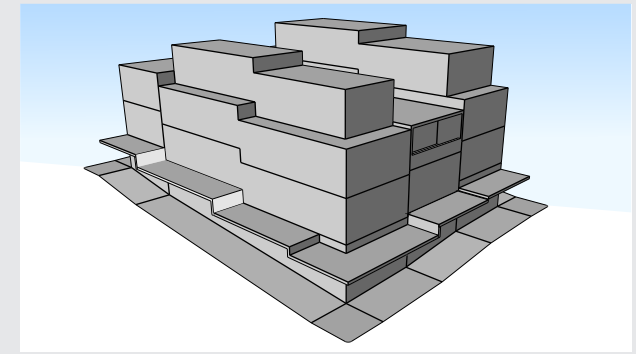
Built Form Guideline

The side and rear elevations and roof of a development must be designed to the same high quality as the front elevation as they will be highly visible from the surrounding ridgelines.



Built Form Guideline

Any building with frontages to a sloping street must ensure that the ground floor of the building is stepped to allow good connection between the public and private domain. The façade of any building should be stepped in response to the terrain.



Built Form Guideline

No building may be higher than the height indicated at any point on the built form plan. This results in buildings that respond to the topography of the site.

Upper floor set back behind the façade.

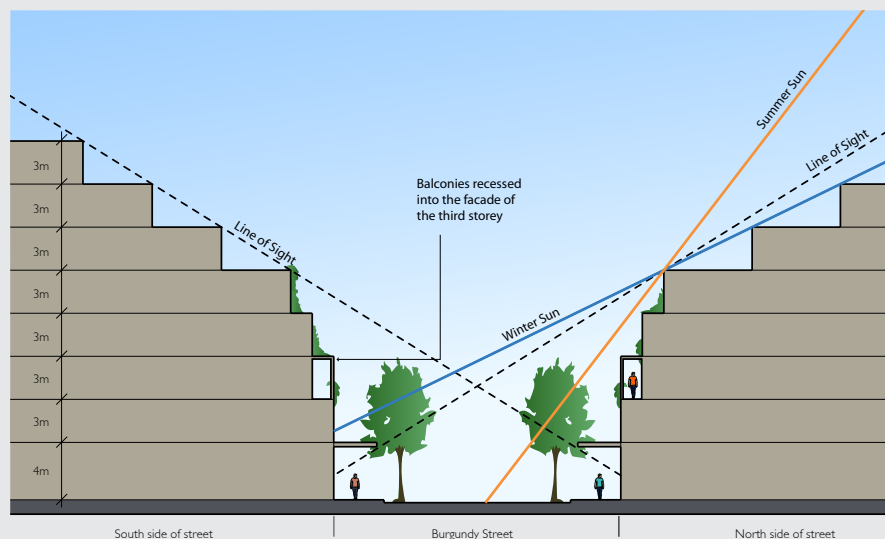
Balconies recessed into the façade.



Buildings with a 3 storey façade showing upper levels set back and balconies recessed into the third storey.



Balconies and façades can be designed to enable their greening.



Setback Guideline 1 Indicative section showing maximum built form envelopes

SETBACK GUIDELINES

Setback Guideline 1

- Building should be built to street boundary, unless civic space integrated with footpath.
- Façade can be as high as 10 metres. This respects the existing built form character while also providing a feeling of enclosure.
- 2 further levels (6m) above 10 metres, setback 1.5 metres per 3 metre floor. This maintains the feeling of openness while, in east-west streets, it is sufficient to ensure at least 3 hours of sunlight per day in the middle of winter reaches the first floor windows of the building across the street.
- Higher storeys appropriate if:
 - Set back such that at least 3 hours of sunlight per day in mid winter reaches the first floor windows of buildings across the street in east-west streets.
 - The upper storeys are invisible from the standing eye level across the street and barely visible when viewed obliquely along the street.
 - The upper storeys are clad in visually recessive materials and colours
- Street façade can extend across full width of the frontage at the lower two levels but may have side setbacks at the 3rd level.
- Balconies should be recessed into the front of the 3rd level. A framework of balustrades, fin walls and verandas should extend to the front boundary to define the street façade.



New 3 storey development equivalent in height to older 2 storey shops.



Upper levels barely visible when viewed obliquely along the street.

SETBACK GUIDELINES

Setback Guideline 2

- Façade can be as high as 10 metres.
- 2 further levels (6m) above 10 metres, setback 1.5 metres per 3 metre floor. This maintains the feeling of openness while, in east-west streets, it is sufficient to ensure at least 3 hours of sunlight per day in the middle of winter reaches the first floor windows of the building across the street.
- Higher storeys (above 16 metres) require no further setback.
- Street façade can extend across full width of the frontage at the lower two levels but may have side setbacks at the 3rd level.
- Balconies should be recessed into the front of the 3rd level. A framework of balustrades, fin walls and roofs should extend to the front boundary to define the street façade.

Setback Guideline 3

- Building should be built to street boundary, unless civic space integrated with footpath.
- Façade can be as high as 16 metres.
- Further levels above 16 metres setback 1.5 metres per 3 metre floor.
- Street façade can extend across full width of the frontage at the lower two levels but may have side setbacks at the 3rd level.

Setback Guideline 4

- Setback to be consistent with Clause 55 of the Banyule Planning Scheme.
- Façade can be as high as 10 metres.
- 2 further levels (6m) above 10 metres, setback 1.5 metres per 3 metre floor. This maintains the feeling of openness while, in east-west streets, it is sufficient to ensure at least 3 hours of sunlight per day in the middle of winter reaches the first floor windows of the building across the street.
- Street façade can extend across full width of the frontage at the lower two levels but may have side setbacks at the 3rd level.
- Balconies should be recessed into the front of the 3rd level. A framework of balustrades, fin walls and verandas should extend to the front boundary to define the street façade.

Setback Guideline 5

- Buildings setback 4.5 metres.
- Façade can be as high as 10 metres.
- 2 further levels (6m) above 10 metres, setback 1.5 metres per 3 metre floor. This maintains the feeling of openness while, in east-west streets, it is sufficient to ensure at least 3 hours of sunlight per day in the middle of winter reaches the first floor windows of the building across the street.
- Street façade can extend across full width of the frontage at the lower two levels but may have side setbacks at the 3rd level.
- Balconies should be recessed into the front of the 3rd level. A framework of balustrades, fin walls and verandas should extend to the front boundary to define the street façade.

SETBACK GUIDELINES

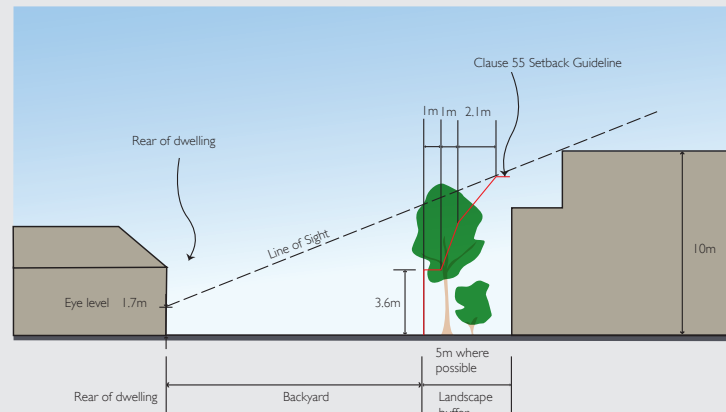
The form of new development particularly at the interface between changes in land use and built form character is to be sensitive to the particular interface conditions that exist.

There are a number of locations, particularly to the west of the study area, to the rear of development along Bell Street where higher built form is proposed adjacent to places of established residential use and character. In these locations dwellings either back onto the back of lots or side onto the back of lots that are subject to changes in built form. In these instances every endeavour is to be made obscure development by both hiding development behind landscape and by stepping development back so that upper stories are obscured below built form of an acceptable height. In order to achieve this, landscape is to be planted at the interface between properties and particular set back and step back rules are to be applied. Variations to the rules occur where dwellings either back onto the back of lots or side onto the back of lots that are subject to changes in built form.

Setback Guideline 6:

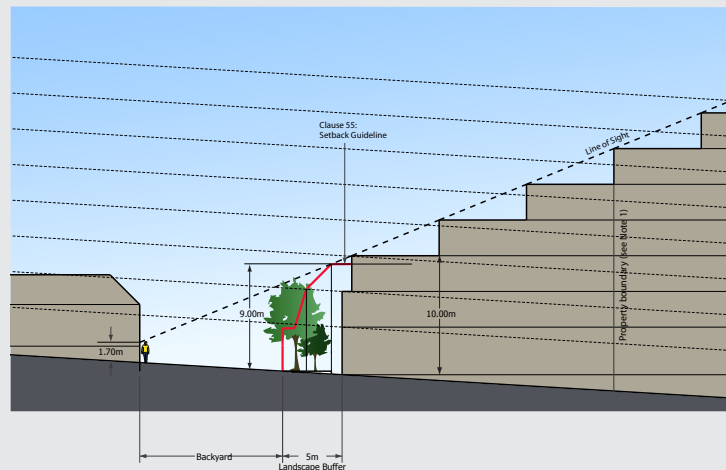
Low Scale Residential Interface Building Envelope For Dwellings That Back Onto Back of Lots

- Development above 10.0 metres in height to be of a height that would be obscured by development that conforms with setbacks specified in Clause 55 of the Banyule Planning Scheme when viewed from a height of 1.7 metres (eye level) from the rear of the dwelling.
- Introduce significant landscape buffer of no less than 5.0 metres in width between the boundary and building or as otherwise agreed.



Setback Guideline 6

Low scale residential building envelope for dwellings back onto back of lots.



Setback Guideline 6

Indicative section showing maximum built form envelopes. The sloping topography results in the reduction of the number of standard levels that can be accommodated within the maximum building envelope.

SETBACK GUIDELINES

Setback Guideline 7

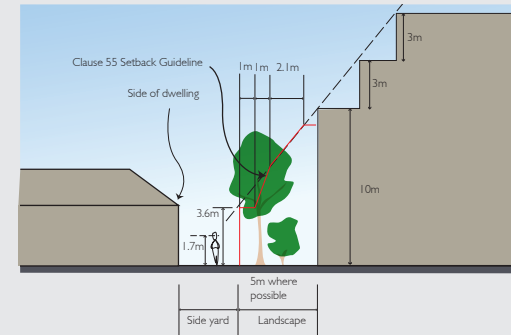
Low Scale Residential Interface Building Envelope for Dwellings that Side onto Back of Lots and Open Space Building Envelope

- Development above 10.0 metres in height to be of a height that would be obscured by development that conforms with setbacks specified in Clause 55 of the Banyule Planning Scheme when viewed from the boundary line.
- Introduce significant landscape buffer of no less than 5.0 metres in width between the boundary and building or as otherwise agreed. The form of new development particularly at the interface between changes in land use and built form character is to be sensitive to the particular interface conditions that exist.

There are a number of locations, particularly to the west of the study area, to the rear of development along Bell Street where higher built form is proposed adjacent to places of established residential use and character. In these locations dwellings either back onto the back of lots or side onto the back of lots that are subject to changes in built form. In these instances every endeavour is to be made to obscure development by both hiding development behind landscape and by stepping development back so that upper stories are obscured below built form of an acceptable height. In order to achieve this, landscape is to be planted at the interface between properties and particular set back and step back rules are to be applied. Variations to the rules occur where dwellings either back onto the back of lots or side onto the back of lots that are subject to changes in built form.

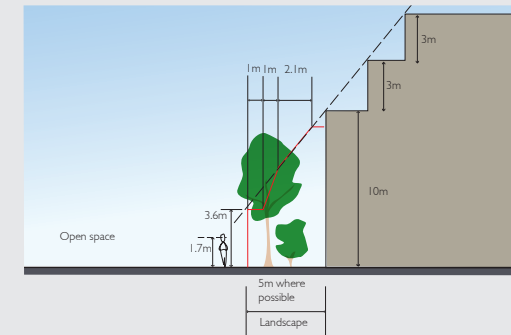
Setback Guideline 8

- Building should be built to street boundary, unless civic space integrated with footpath.
- Façade can be as high as 10 metres.
- 2 further levels (6m) above the 10 metres setback 1.5 metres per 3 metre floor.
- Storeys above 16m do not require a further setback, however the base should split at the 5th (16m) level and become two towers. The form of the upper towers should aim to provide a “thin” profile when looking along Bell Street and Burgundy Street.



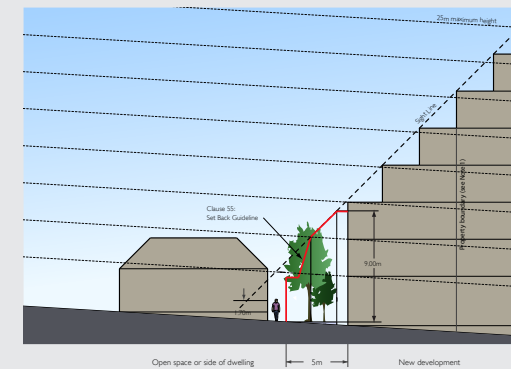
Setback Guideline 7

Low scale residential interface building envelope for dwellings that side onto back of lots.



Setback Guideline 7

Open space building envelope stepping back of the upper levels allows for a gradual reduction in the visual bulk when viewed from areas of open space.



Setback Guideline 7

Indicative section showing maximum built form envelopes. The sloping topography results in the reduction of the number of standard levels that can be accommodated within the maximum building envelope.

SETBACK GUIDELINES

Setback Guideline 9

At street frontage:

- Façade can be as high as 10 metres. An additional level (3 metres high) above 10 metres, setback 3 metres.

At other property boundary:

- Building setback 4.5 metres

Setback Guideline 10

- Retain landscape edge.
- Façade can be as high as 10 metres. This respects the existing built form character while also providing a feeling of enclosure.
- 2 further levels (6m) above 10 metres, setback 1.5 metres per 3 metre floor. This maintains the feeling of openness while, in east-west streets, it is sufficient to ensure at least 3 hours of sunlight per day in the middle of winter reaches the first floor windows of the building across the street .
- Higher storeys appropriate if:
 - Set back such that at least 3 hours of sunlight per day in mid winter reaches the first floor windows of buildings across the street in east-west streets
 - The upper storeys are invisible from the standing eye level across the street and barely visible when viewed obliquely along the street
 - The upper storeys are clad in visually recessive materials and colours.
- Street façade can extend across full width of the frontage at the lower two levels but may have side setbacks at the 3rd level.
- Balconies should be recessed into the front of the 3rd level. A framework of balustrades, fin walls and verandas should extend to the front boundary to define the street façade.

Note 1: The need to ensure effective setbacks from sensitive land uses, such as schools and residential areas, will influence the preferred height of any new building that abuts a more sensitive land use. Also, the depth and/or width of some abutting properties will mean that setback guidelines associated with more sensitive land uses must be considered for properties not directly adjacent to the sensitive land use.

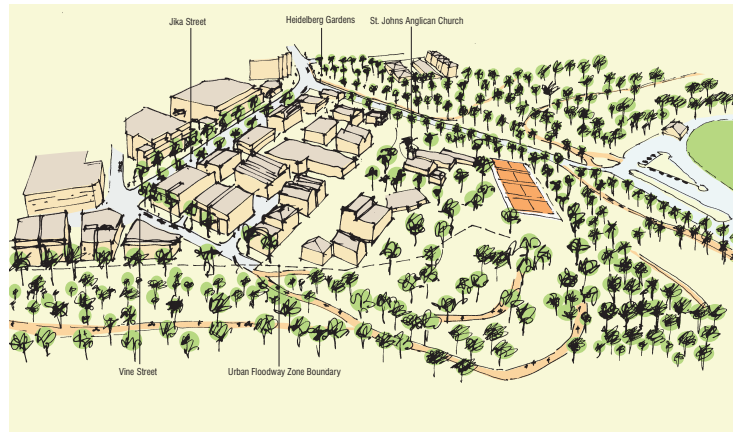
Note 2: In some locations, particularly in the heart of the commercial district, to the rear of development along Burgundy Street, higher built form is proposed adjacent to areas of open space, typically associated with schools, and adjacent to residences. In this location the expectation should not be to hide the upper stories of development but rather minimise the impact of the higher development by stepping higher levels back from the interface allowing for a gradual reduction in the visual bulk. In order to achieve this, landscape is to be planted at the interface between properties and particular set back and step back rules are to be applied. Therefore Guideline 7 is applied to both the low scale residential interface building envelope for dwellings that side onto back of lots and the open space building envelope.

Note 3: Setback Guidelines 6 and 7 are respective to the gradient of the land and result in lower building heights and/or greater setbacks when the land slopes down from the back to the front of the site being developed.

Note 4: This table provides a set of generic guidelines applied for each precinct across the Structure Plan area. Final development setbacks will also be affected by Clause 55 of the Banyule Planning Scheme and objectives described in DSE Guidelines for Activity Centres and Higher Density Residential Development.

Note 5: Balconies should be designed to enable the greening and softening of the façade with landscaping/planting.

Note 6: The setting of landscape buffers will be influenced by various factors. These include the presence of trees, right of ways and opportunities to establish additional vegetation. Final setback distances must be site responsive and established in a manner that does not adversely affect the amenity of the abutting land use.

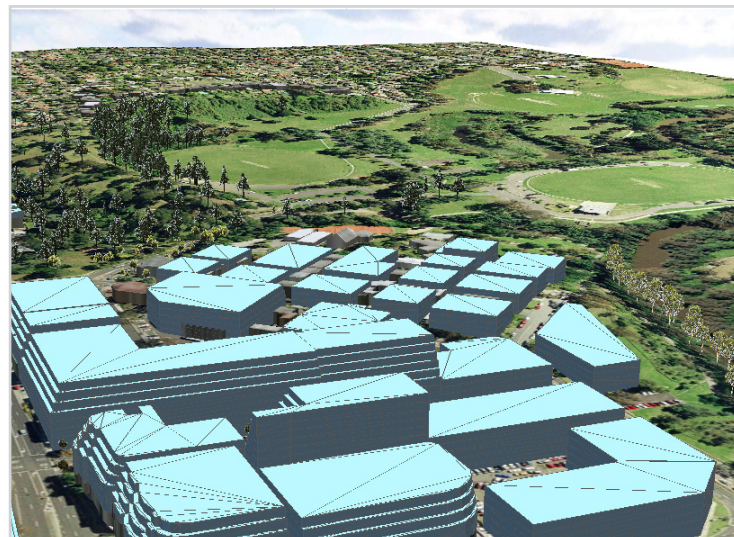


Precinct 1 - looking west from parklands onto Vine Street and Jika Street on left.

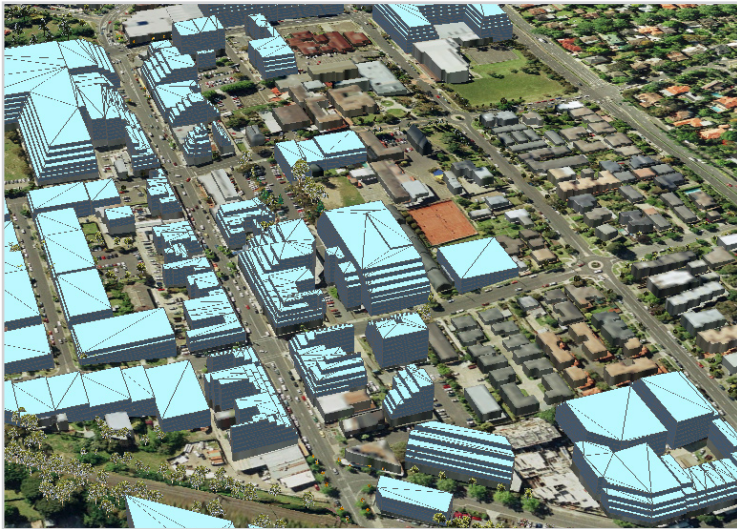
Precinct by Precinct Built Form Images

These images show maximum building envelopes. These images are not an attempt to show final building heights.

Final design will be influenced by various factors. These factors will include building massing, scale and setbacks and will determine the final design of buildings.



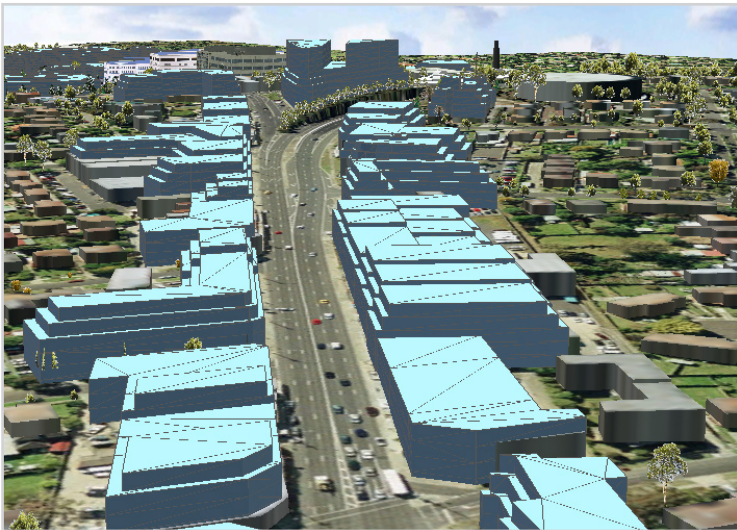
Precinct 2 - looking north along Rosanna Rd at intersection with Banksia (old England Hotel on left).



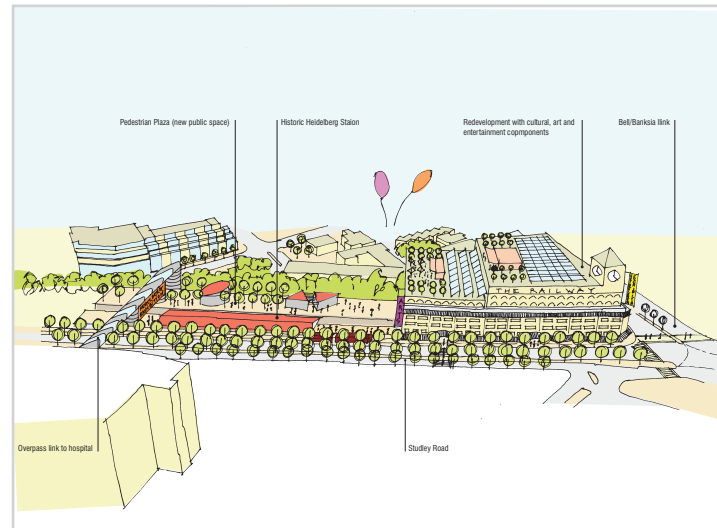
Precinct 3 – looking east along Burgundy Street towards Yarra River in background (Banksia Street on right).

These images show maximum building envelopes. These images are not an attempt to show final building heights.

Final design will be influenced by various factors. These factors will include building massing, scale and setbacks and will determine the final design of buildings.



Precinct 5 – looking east along Bell Street with Upper Heidelberg Rd in background.



Precinct 8 – looking east from Austin/Mercy Hospital onto redeveloped train station precinct, with Studley Rd in foreground.

4.4 Land Use and Economic Development

4.4.1 Policy Source, Design Direction and Inspiration

Housing in Heidelberg, like many centres is under continual pressure for intensification. Direction 6 of Melbourne 2030 'A Fairer City' includes policies which seek to 'Increase the supply of well-located affordable housing'. 'A Fairer City' also includes policies relating to community facilities in Heidelberg. It seeks to 'Plan for a more equitable distribution of social infrastructure' and to 'Develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.'

With respect to economic development, Direction 4, 'A Prosperous City' includes policies promoting the importance of business clusters. This relates in particular to the Biomedical Alliance Precinct. Policy 4.4 seeks to 'Create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education'.

MELBOURNE 2030 DIRECTION 6: A FAIRER CITY

- 6.1 Increase the supply of well-located affordable housing .
- 6.2 Plan for a more equitable distribution of social infrastructure.
- 6.3 Improve the coordination and timing of the installation of services and infrastructure in new development areas .
- 6.4 Develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Source:

Melbourne 2030 Planning for Sustainable Growth, www.melbourne2030.vic.gov.au

MELBOURNE 2030 DIRECTION 4: A MORE PROSPEROUS CITY

- 4.1 Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.
- 4.2 Strengthen Central Melbourne's capital city functions and its role as the primary business, retail, sport and entertainment hub for the metropolitan area.
- 4.3 Further develop the key transport gateways and freight links and maintain Victoria's position as the nation's premier logistics centre.
- 4.4 Create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.
- 4.5 Encourage the continued deployment of broadband telecommunications services that are easily accessible.

Source:

Melbourne 2030 Planning for Sustainable Growth, www.melbourne2030.vic.gov.au

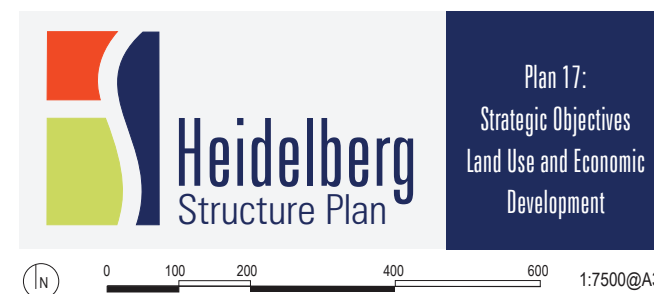
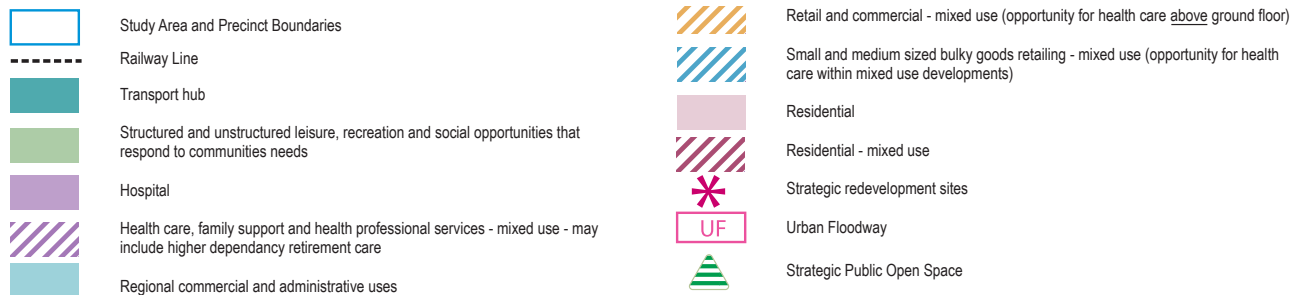
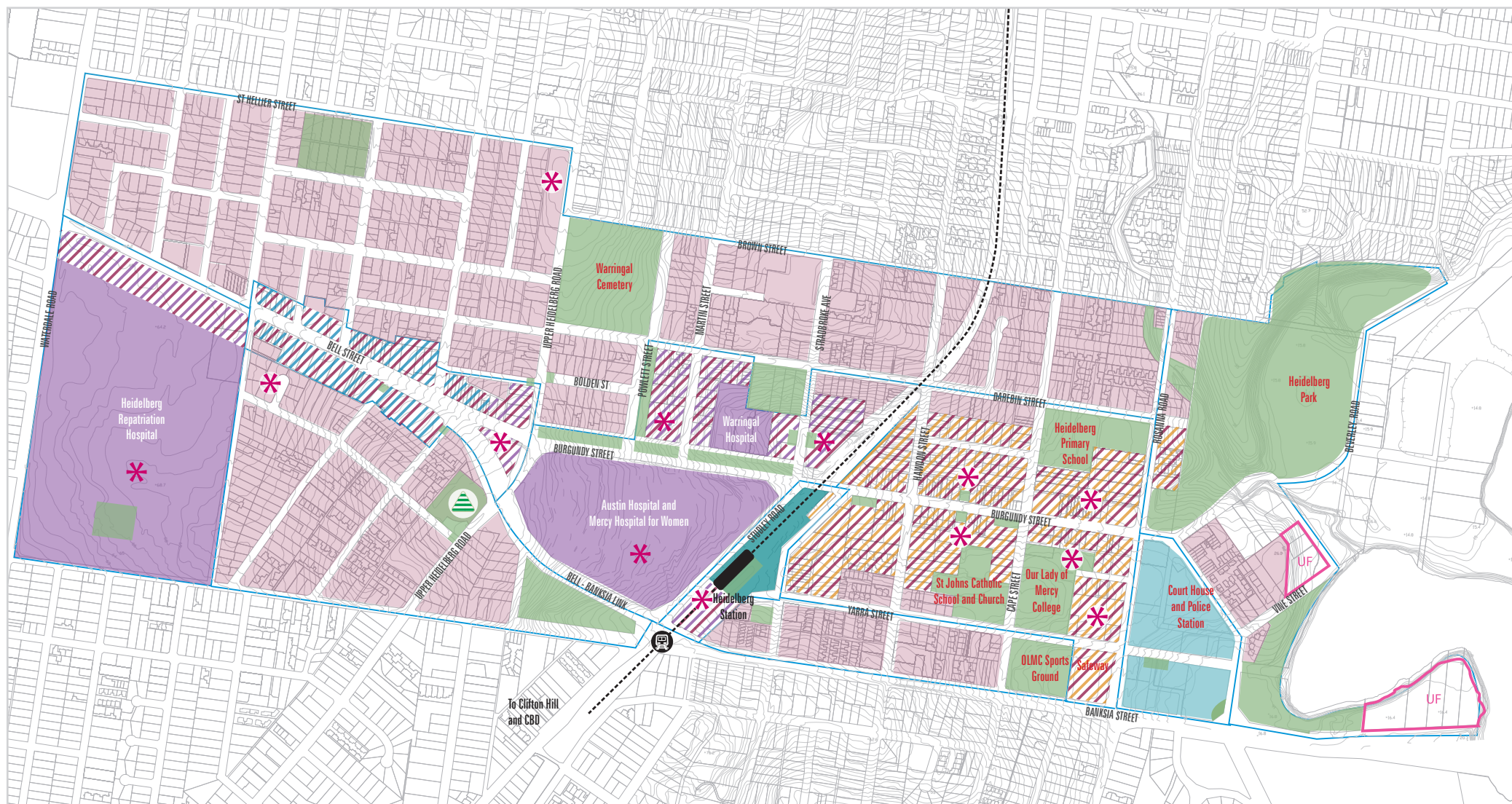
4.4.2 Strategic Objectives

In order to ensure the continued development of appropriate housing, community facilities and the economic growth of one of the most important and substantial conglomerations of medical facilities in Australia the following strategic objectives for Heidelberg have been identified:

- 01 To retain and improve Heidelberg Central's convenient shopping role with both main street and shopping centre activities encouraging comparison shopping (fashion, footwear, homewares, bookshops etc.) and cafes/restaurants.
- 02 To promote mixed use development in appropriate locations.
- 03 To provide opportunities for medium density housing.
- 04 To provide a diverse range of dwelling sizes and types, including opportunities for affordable housing and apartments in mixed use buildings.
- 05 To encourage redevelopment of key strategic sites.
- 06 To efficiently provide structured and unstructured leisure, recreation and social opportunities that respond to community needs.
- 07 To strengthen the wide range of health care, family support and professional services, consolidated adjacent to the major hospitals encouraging medical facilities and services to locate in appropriate precincts.
- 08 To provide opportunities for higher dependency retirement care.
- 09 To continue to provide a range of small and medium sized bulky goods retailing to serve a regional catchment.
- 10 To promote the development of regional commercial and administrative land uses.

4.4.3 Illustrated Strategic Objectives

See Plan 17 : Strategic Objectives - Land Use and Economic Development.



4.5 Identity

4.5.1 Policy Source, Design Direction and Inspiration

Heidelberg means many things to many people. Its identity is derived from a significantly undulating topography, mature landscape and parklands, interesting built form and heritage character, long panoramic views and quick glimpses of the area from the train carriage window. Other elements that contribute to Heidelberg's identity are its ease of access and its user-friendly shopping, business and services areas. Its close proximity to the Yarra River and parklands make it an enjoyable recreation destination for people to want to be by the lush green riverside.

The upper section of Burgundy Street, between Upper Heidelberg Road and the railway line, is bordered by an important landscaped strip of open space that includes substantial trees. This strip establishes a gateway boulevard that not only contributes to the identity of the medical services precinct, but also the shopping street. This open space is highly valued by the local community.

COMMUNITY IDENTITY AND PLACE MAKING

The fostering of community identity, and the development of a "sense of place" – place making – is characterised by a focus on incorporating localized landscape and specific design of built features in the public domain, such as squares, plazas, parks, streets and waterfronts, for the use of creating an activated and vibrant public domain, and creating meaningful connection between people and where they live.

Good place making works on a local level and with the specific integration of local identity and local features to create a development that adheres to best practice urban design principles but is embedded in the local context of its place.

The value of good place making is in the creation of great places with a distinctive identity and character that can be embraced and loved by the people who inhabit them. The fostering of community identity and place making has the potential to build & support the local economy, nurture & define community identity, foster frequent & meaningful contact, promote a sense of comfort, create improved accessibility and draw a diverse population.

A happier and healthier community is capable of greater community organization, is engendered with a sense of pride and volunteerism, ensures a perpetuation of integrity and values, prompts less need for municipal control and is self-managing.

There are several schools that are close to the Burgundy Street shops. These include Our Lady of Mercy College, St Johns Catholic Primary School and Heidelberg Primary School. Whilst marginally separated, these schools all contribute to the identity of the Major Activity Centre which reinforces the importance of establishing a Pedestrian Priority Precinct that benefits these schools.

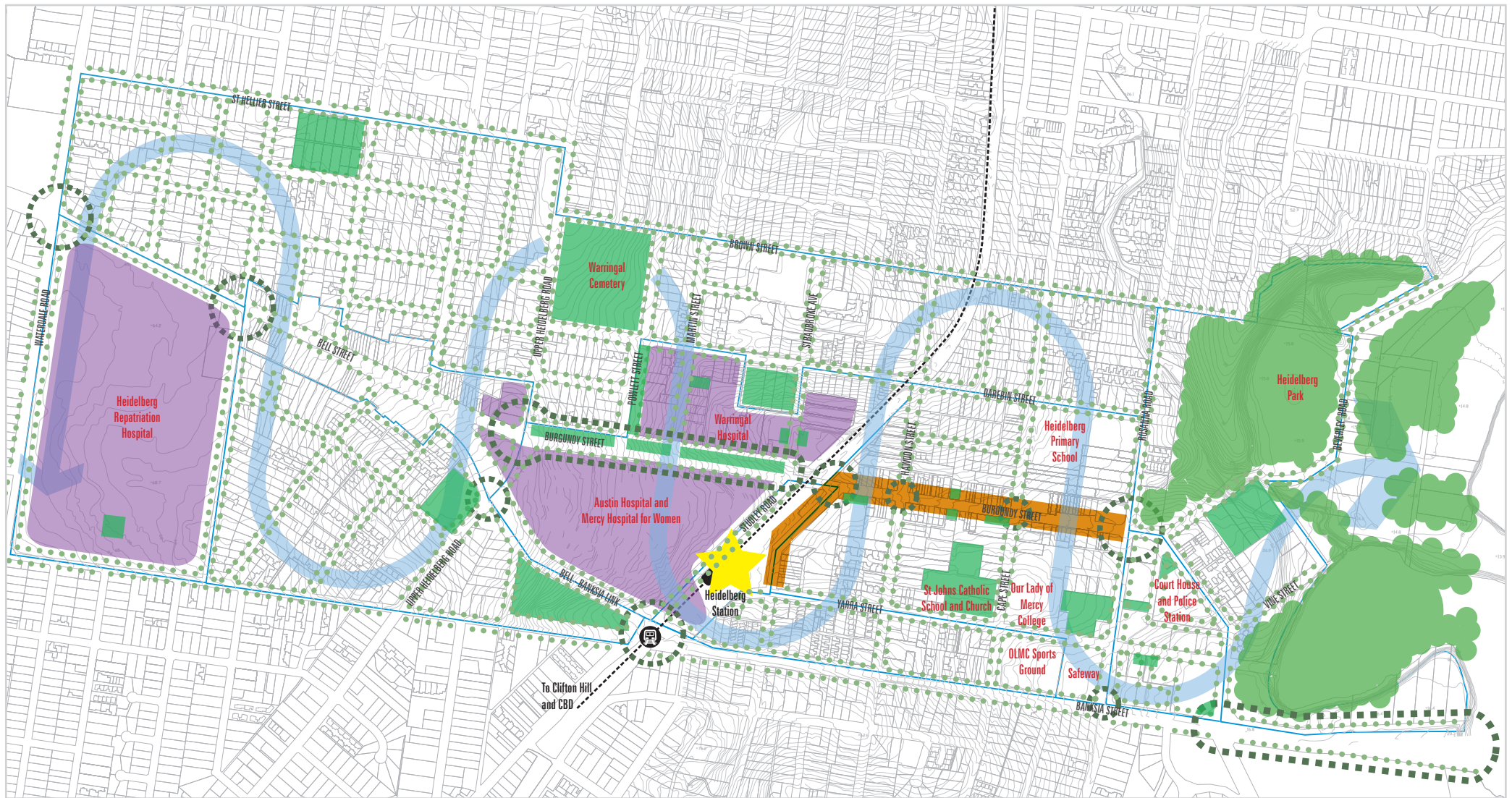
4.5.2 Strategic Objectives











Objectives which capitalise on this many layered and distinctive identity of Heidelberg include:

- 01** To improve the image and identity of Heidelberg's shopping precinct.
- 02** To capitalise on the environmental, artistic and cultural heritage of the precinct.
- 03** To conserve the area's built and natural heritage features, and ensure that new development is respectful and complements the heritage character of the area, whilst enabling improved sustainability outcomes for the future.
- 04** To realise the potential of key intersections to read as gateways.
- 05** To provide the area with a landscape identity, particularly one that fosters comfortable pedestrian movement.
- 06** To enhance the environmental quality of stormwater drainage, ensuring the cleanliness of stormwater drainage prior to discharge into the Yarra River with State Government and Melbourne Water assistance.
- 07** To protect and enhance the wildlife corridor value of the Yarra River and its adjoining vegetation.
- 08** To improve the image and identity of Heidelberg's Medical Precinct.
- 09** To recognise the Stations role as a major gateway to the study area.

4.5.3 Illustrated Strategic Objectives

See Plan 18 : Strategic Objectives - Identity



- | | | | |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Study Area and Precinct Boundaries |  | To capitalise on the environmental quality of stormwater drainage, ensuring the cleanliness of stormwater drainage prior to discharge into the Yarra River |
|  | Railway Line |  | To protect and enhance the wildlife corridor value of the Yarra River and its adjoining vegetation |
|  | To improve the image and identity of Heidelberg's shopping precinct |  | To improve the image and identity of Heidelberg's Medical Precinct |
|  | To conserve the area's heritage buildings and landscape features, and ensure that new development is respectful and complements the character of the area [affected area indicative only] |  | To recognise the role of the Station as a major gateway to the study area |
|  | To realise the potential of key intersections and roads to read as gateways and boulevards | | |
|  | To provide the area with a landscape identity, particularly one that fosters comfortable pedestrian movement | | |

THE FRAMEWORK PLAN

5.0

The Framework Plan illustrates a composite of the Strategic Objectives throughout the Heidelberg Precinct. It is not intended to provide detailed direction. It is intended to provide a broad snapshot of the changes that should occur throughout the Precinct.

