

sustainable future

rich arts history and
a cultural heart

Summary Of The Heidelberg Precinct Structure Plan

information booklet

(Updated 31 May 2010)



Banyule
CITY COUNCIL



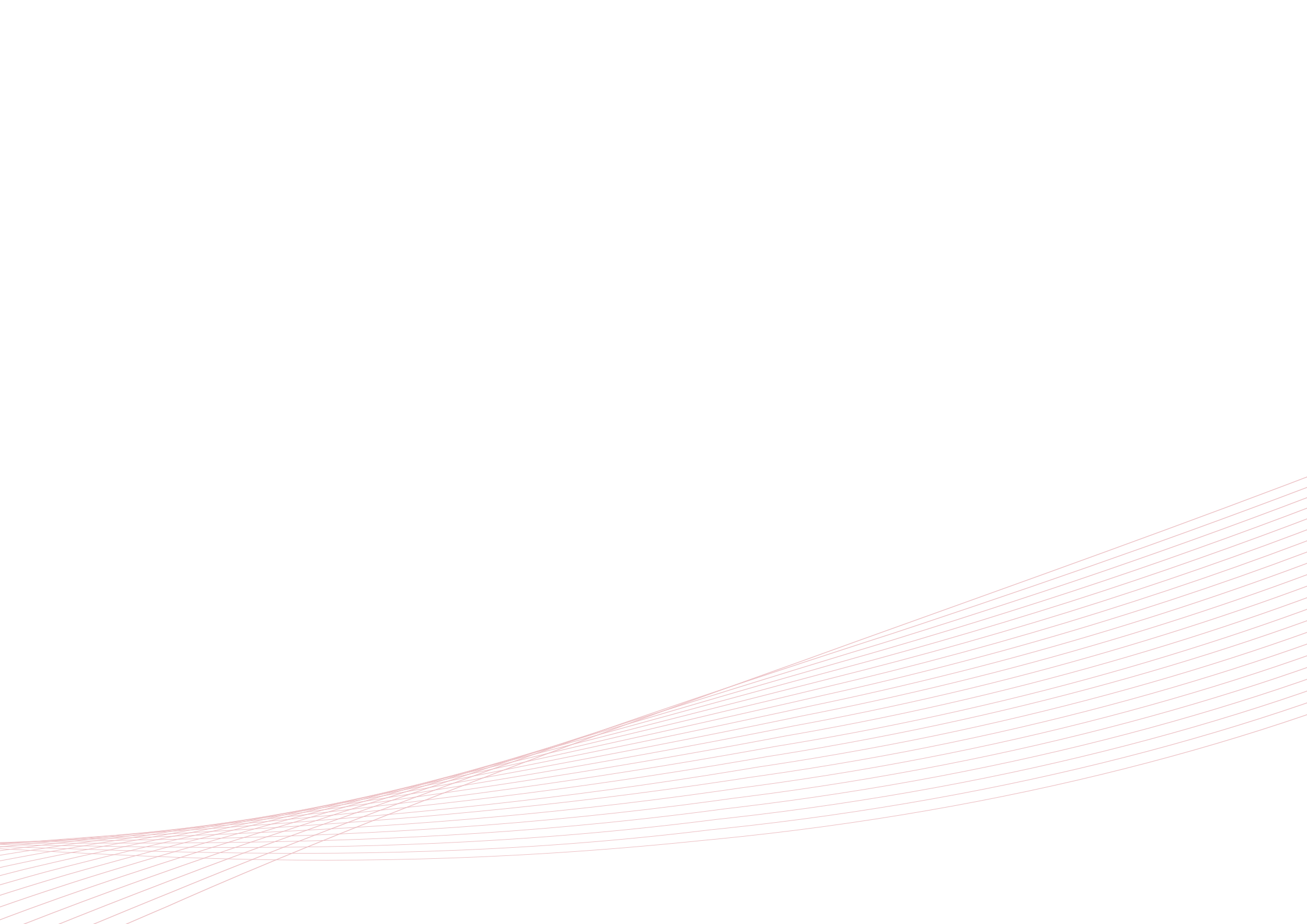
revitalised
train station

well designed
accessible streets

vibrant and attractive
community hub

accessible
pedestrian environment

high quality
urban, architectural
& landscape design



THE VISION

HEIDELBERG IS A "VIBRANT PLACE FOR PEOPLE"

A vision has been developed to set the path for the future of Heidelberg. The vision is based on information gathered from many sources. It will be used to guide decisions and policies for the Heidelberg Precinct.

Situated in a valley that is recognised for its green, leafy surrounds, a diverse community lives in a vibrant and attractive community hub. Locals and visitors alike frequent the nearby regional parklands along and across the Yarra River, and enjoy living and working in a truly urban and riverine environment.

Heidelberg's shopping centre is well known for its mix of retail, entertainment and cultural activities. These service local residents and businesses, as well as the many visitors who arrive by public transport. A vibrant daytime and evening economy has emerged and is now centred on a revitalised train station and reinvigorated Mount and Burgundy Street shopping area.

Heidelberg has a rich arts history and a cultural heart which is reflected with entertainment facilities and activities, such as outdoor events that reflect the artistic traditions of the Heidelberg School in contemporary times and supports a variety of local artistic endeavours. These activities have helped establish a vibrant public realm, where footpath trading, public art, landscaping and well-designed and accessible streets are highly regarded.

The people of Heidelberg and visitors enjoy easy access to the Yarra River. Whilst those using the parklands are drawn into the nearby community hub, thanks to the entertainment and cultural activities on offer.

Families, students and retirees are amongst those who now enjoy living with an accessible pedestrian environment. The community has embraced sustainable ways of moving through their local area, preferring to walk, cycle and use public transport. This has brought people together, as many now enjoy meeting family, friends and work colleagues in local venues and meeting spaces.

Comfortable meeting spaces are woven into the public domain, along footpaths, integrated with buildings and coupled with well-considered landscaping and public art. These spaces provide accessible shelter and relaxation in an attractive and safe setting for all age groups.

Land developers have created a truly sustainable urban environment. They have been the catalyst for change, having recognised that good development not only requires high-quality urban, architectural and landscape design – but also water sensitive, energy and resource efficient outcomes that integrate various ecologically sustainable principles.

The medical services and hospitals precinct benefits from access to the Heidelberg centre by clustering medical precinct uses within easy walking distances from each other and the activity centre. Prioritising the needs of pedestrians has established Heidelberg as a 'vibrant place for people'.

Improved train services and infrastructure reinforce Heidelberg Railway Station and the Mount Street Transport Interchange as the heart of the Heidelberg Precinct. Regular Smart Bus services, which form part of an efficient metropolitan orbital service, operate along Burgundy Street and Bell Street, reducing the number of cars travelling through the centre, and improving access throughout Heidelberg.

Bell Street is a spine for regional east-west traffic movement, along which improved public transport is helping connect people more sustainably to their destinations. Development in recent years has reinforced Bell Street as a bulky goods shopping strip that is sensitive to the character of nearby neighbourhoods.

All this has been achieved from a collaborative approach between communities, governments, authorities, traders, land developers and other stakeholders. All have collectively recognised the need to establish a more sustainable future for our children.

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PURPOSE OF THIS BOOKLET

This booklet gives a summary of the Heidelberg Precinct Structure Plan. It is a tool for landowners, users, investors, developers, authorities and agencies who may be responsible for creating changes in Heidelberg. This document is **not** a substitute for the Structure Plan and other supporting information which gives guidance for change in Heidelberg.

The Banyule Planning Scheme and other design guidelines produced by the State Government must also be used to inform the scope of any change to enable well designed and considered developments that are consistent with the Council Adopted Structure Plan.

The Council Adopted Structure Plan can be viewed and downloaded from Council's website at www.banyule.vic.gov.au. Go to the Heidelberg Precinct webpage for more detail.

THE HEIDELBERG PRECINCT STRUCTURE PLAN

information booklet

1.0

1.1 Introduction

The Heidelberg Major Activity Centre and Biomedical Alliance Precinct Specialised Activity Centre Structure Plan was initiated by Banyule City Council in response to the Victorian State Government's Melbourne 2030 strategy.

Melbourne 2030 includes key objectives to guide change in Activity Centres. These objectives have been integrated into the Heidelberg Major Activity Centre and the Biomedical Alliance Precinct Specialised Activity Centre Structure Plan.

Council's own objectives have guided the preparation of this plan. Local objectives for environmental, social and economic aspects are described in Council's:

- Municipal Strategic Statement
- Health Plan
- Environment Strategy.

A strategy for
Heidelberg's future.

This report informs those responsible for facilitating and implementing change and to ensure best-practice theory and outcomes. The Structure Plan's format is:

A strategy for well
designed change
and investment.

1. **Introduction and Context** – describes the basis for objectives and strategies and gives a Vision for the Future.
2. **The People, the Place and the Opportunities** – describes the study area in terms of the people, access and connections, public realm, built form, land use and economic development and identity.
3. **Strategic Objectives** – describes the desired strategic outcomes to be achieved by development.
4. **The Framework Plan** – illustrates a composite of the Strategic Objectives throughout the Heidelberg Precinct.

A large and diverse place with many shops, services & facilities.

Great parklands and extensive views.

The Yarra River is close by.

A unique shopping street in a tree lined valley.

The train station is well located and gives great access to central Melbourne.

1.2 The Area

The Heidelberg Precinct is a large and diverse area, it has a charming main street, convenient retail and commercial services, attractive residential areas, major hospitals and other community facilities that includes several schools.

Heidelberg is about 11 kilometres north east of Melbourne's CBD. It is well known for its mature landscape and recreational spaces, including the Warringal and Banksia Parklands. Its steeply undulating topography gives extensive views of Melbourne.

The study area is defined by the Yarra River, Brown Street, St Hellier Street, Waterdale Road and Banksia Street. It is about 215 hectares in size.

Heidelberg's topography has influenced the development of the Precinct. Burgundy Street in particular, lies in a valley between two tree lined ridgelines. The valley slopes from a highpoint at Burgundy/Bell Street in the west, down to the Yarra River to the east.

Heidelberg Railway Station is centrally located and is accessible from the Heidelberg Major Activity Centre and the Biomedical Alliance Precinct Specialised Activity Centre.



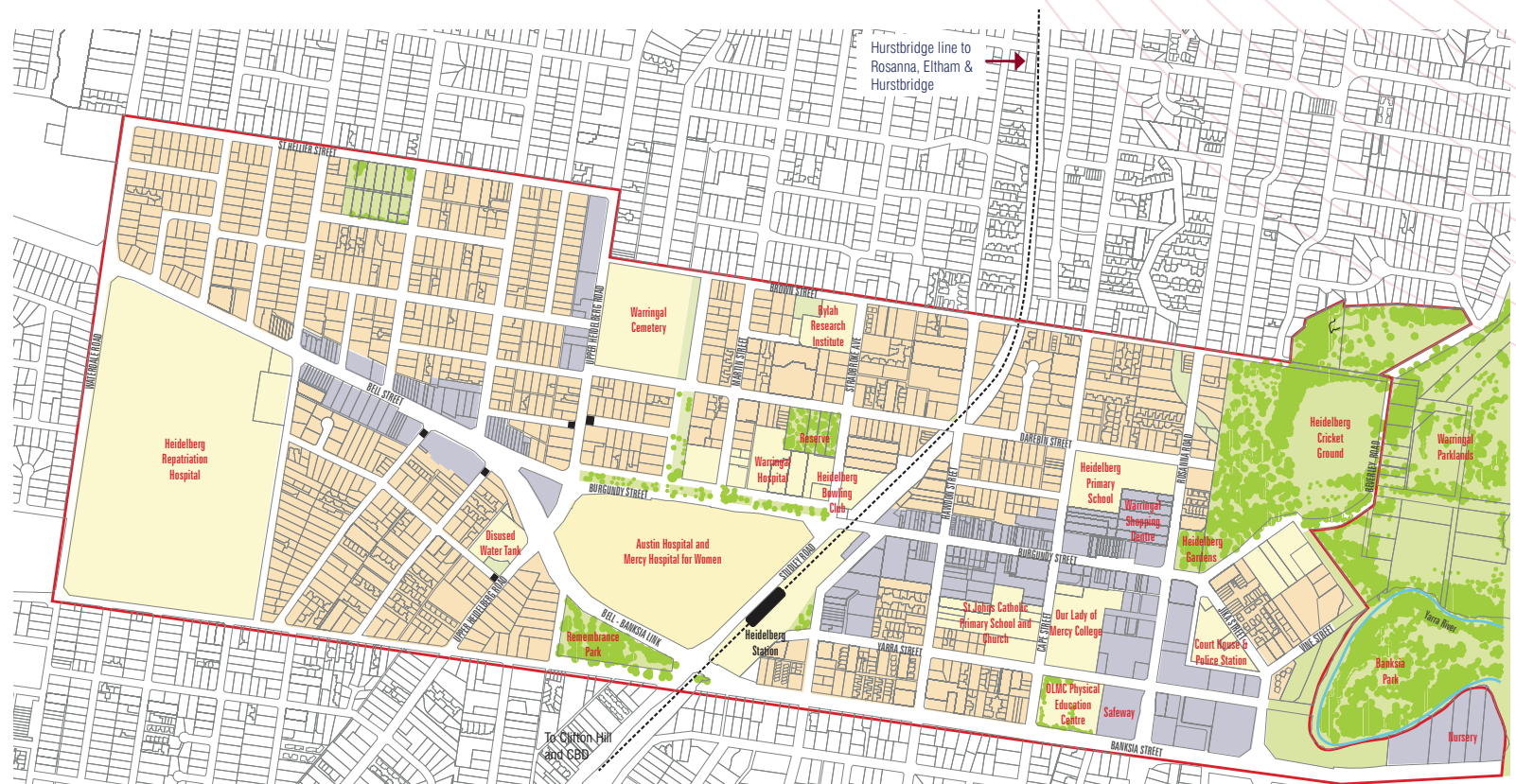
A great place for housing, retail, commercial and community investment.

1.3 The Study's Purpose

Melbourne 2030 and Council's Municipal Strategic Statement identifies the core of the Heidelberg Precinct as a preferred location for further higher density housing, retail and commercial uses and community facilities.

A place with a strong identity.

The Structure Plan supports growth to enhance liveability and sustainability in the local area and stimulate economic and social activity. It also reconciles potential conflicts between land uses, allowing different components to complement one another. More specifically, it gives strategic direction and detailed recommendations to improve the identity of the precinct, its public realm, integrate public transport and pedestrian movement. The plan also describes a built-form for well designed development and to strengthen the local economy.



Plan B Study Area

A clear framework
to guide change.

1.4 A Framework for the Future

The Structure Plan gives a framework for strategic objectives under 5 themes:

Theme 1:	Access and Connections
Theme 2:	Public Realm
Theme 3:	Built Form
Theme 4:	Land Use and Economic Development
Theme 5:	Identity.

Collectively these strategic objectives provide a framework for change and are underpinned by Council's Municipal Strategic Statement, Health Plan and Environment Strategy.

Focusing on a future for pedestrians, cyclists and public transport users.

Theme 1: Access and Connections

The plan aims to create an area characterised by its 'focus on the pedestrian', encouraged and supported by sustainable transport opportunities for walking, cycling, and public transport.

The strategic objectives identified for Access and Connections are to:

1. Improve, promote and encourage safe pedestrian access to and within the precinct
2. Improve, promote and encourage safe cycling access to and within the precinct
3. Improve, promote and encourage public transport use to and within the precinct
4. Minimise the adverse impacts of through traffic on pedestrians, cyclists and public transport
5. Provide for vehicular accessibility and connectivity
6. Provide for convenient access to commercial premises by service and delivery vehicles
7. Provide and manage an appropriate provision of car parking for all users of the precinct
8. Ensure the efficient operation of the regional road network.

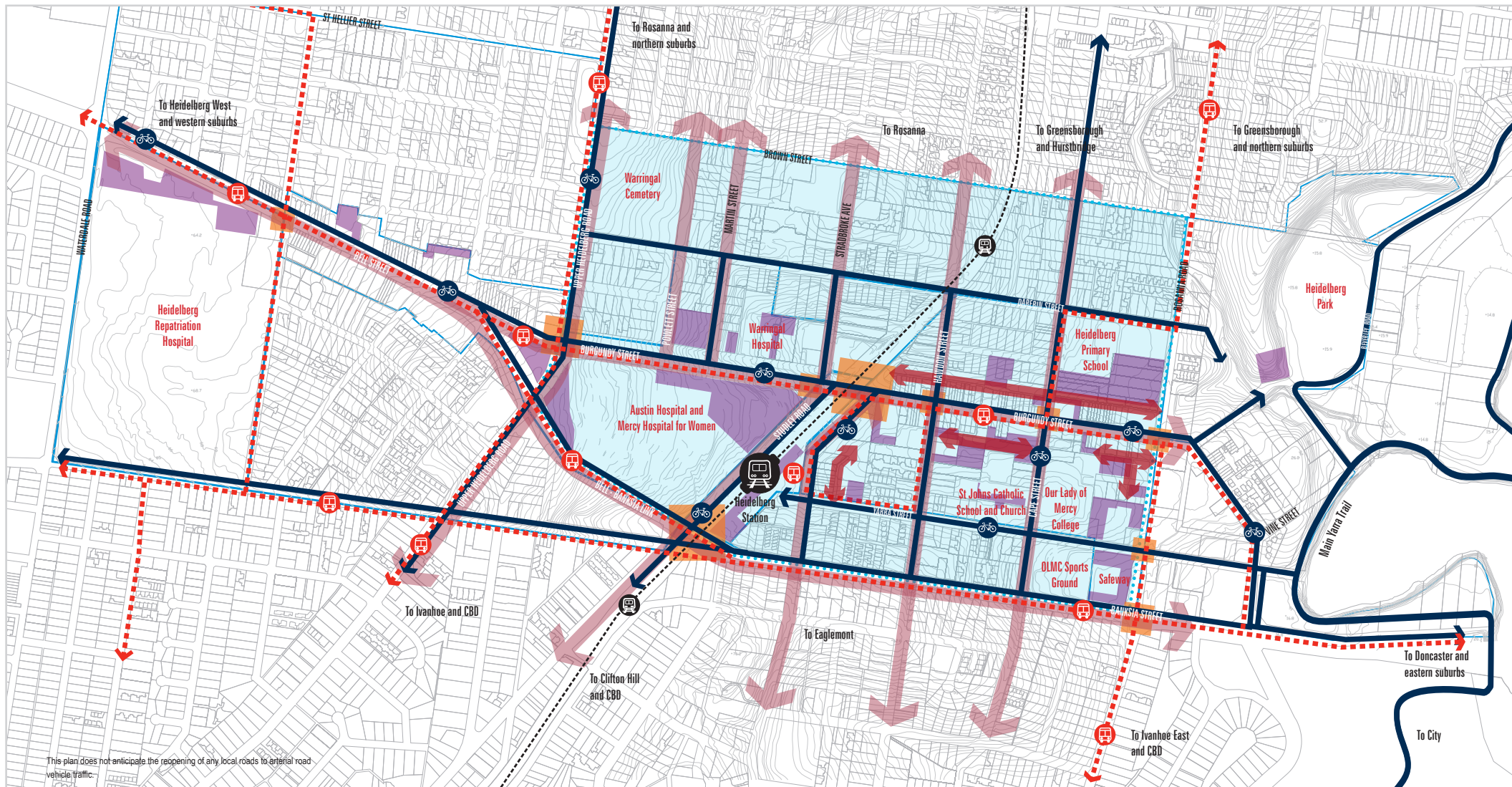
Community access that enables economic growth.

These objectives will support Heidelberg's dynamic economy by maximising people movement through the streets in a pedestrian friendly environment to support growing retail, office, educational and medical services sectors that provide local jobs.

These Strategic Objectives will in part be achieved by:

- Prioritising pedestrian needs to establish Heidelberg's public realm as 'people places' by:
 - Intensifying and mixing land uses within the surrounding areas
 - Reducing traffic speeds to 40km/hr in defined pedestrian priority areas
 - Beautifying streets with landscaping and public art
 - Improving wayfinding systems and sheltered spaces for pedestrians.
- Enhancing the local bicycle network to improve access to and through the area
- Implementing a car parking strategy that makes provision for:
 - Controlled on-street car parking
 - Residential parking permit areas
 - Multi-level car parking facilities integrated within mixed-use developments that complement pedestrian movement.
- Reducing on-site car parking and increased capacity for sustainable transport infrastructure
- Ensuring that a comprehensive bus network operates to and from the activity centre
- Developing an attractive, safe and amenable railway station to improve train usage
- Ensuring convenient and safe access for service and delivery vehicles.

These actions do not anticipate the reopening of any local roads to arterial road vehicle traffic.



This plan does not anticipate the reopening of any local roads to arterial road vehicle traffic.



Study Area and Precinct Boundaries



Railway Line



Bus Route – existing and potential future



To improve, promote and encourage safe pedestrian access to and within the precinct



To improve promote and encourage safe cycling access to and within the precinct



To improve, promote and encourage public transport use to and within the precinct



To minimise the adverse impacts of through traffic on pedestrians, cyclists and public transport



To provide and manage an appropriate provision of car parking



To provide for convenient access to commercial premises by service and delivery vehicles



Pedestrian Priority Precinct



Heidelberg
Structure Plan

Plan C:
Strategic Objectives
Access & Connections



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A centre with great public places.

Theme 2: Public Realm

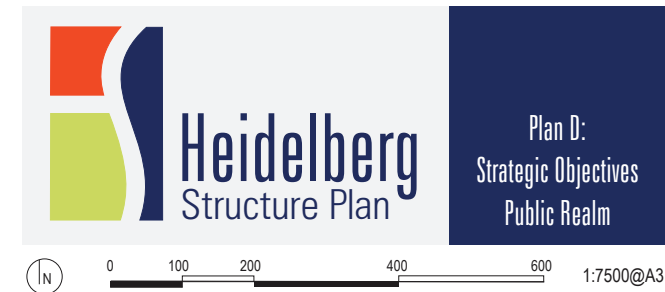
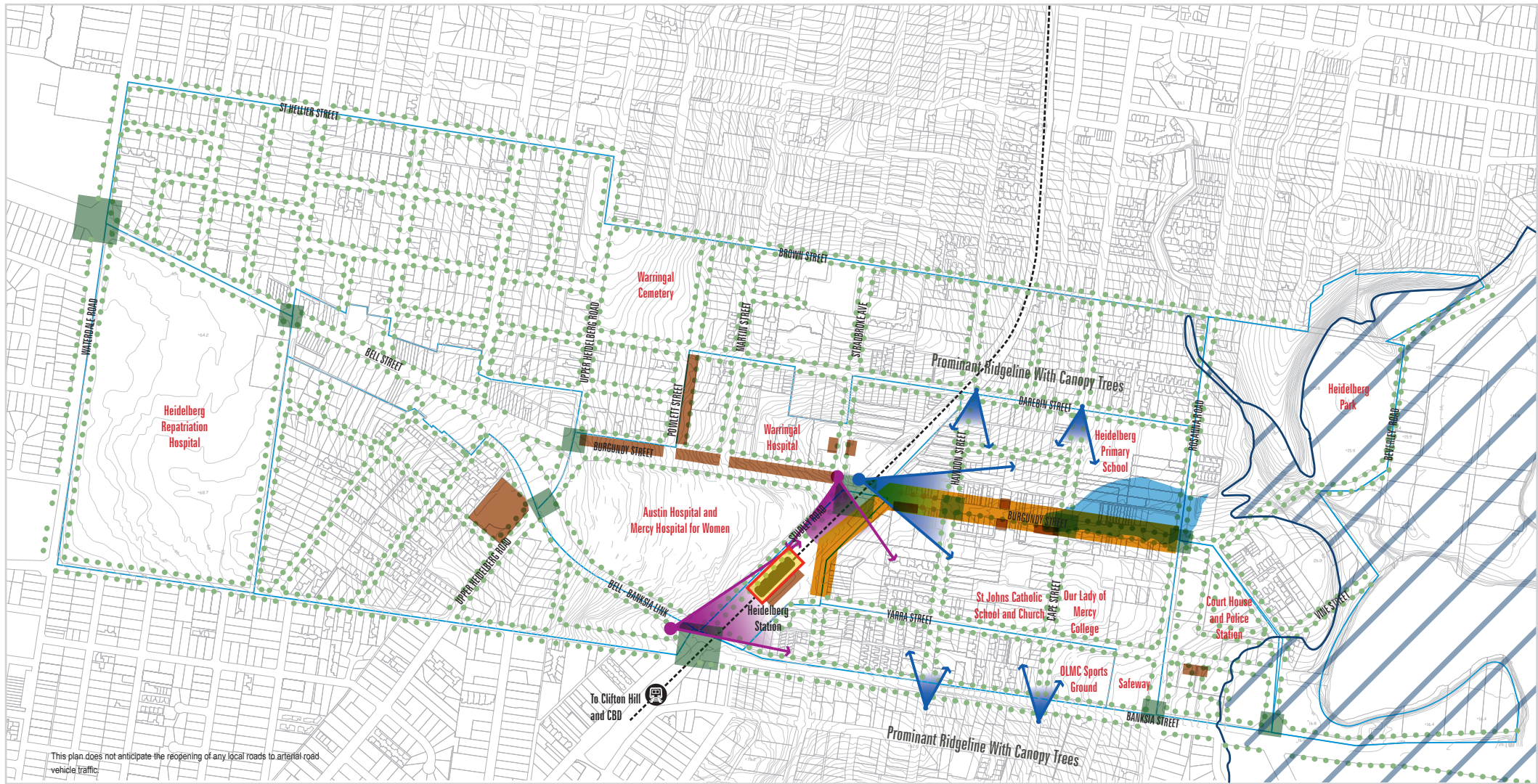
The plan promotes the development of a centre with a great public realm which is enticing, animated and comfortable for a range of users. This supports social connectivity and helps create a strong sense of "place". It will also help manage flood impacts to support safer public places.

The strategic objectives identified for the public realm are to:

1. Create attractive, safe and high amenity street, civic and open spaces that enhance and serve new levels of activity within a vibrant and interesting setting
2. Create an attractive, safe and highly amenable railway station and surrounding streets that enhance and serve new levels of activity within a vibrant and interesting setting
3. Retain views across and along the Burgundy Street Valley
4. Consider views of the railway station
5. Manage flooding and stormwater impacts, with State Government and Melbourne Water assistance.

These Strategic Objectives will in part be achieved by:

- Enhancing existing public spaces and creating additional meeting spaces that are well integrated into established streetscapes by:
 - Preserving and enhancing existing public spaces along Burgundy Street
 - Establishing new informal meeting spaces on Yarra Street, close to the Yarra River and Stradbroke Avenue within the medical services precinct
 - Encouraging new developments that create deliberate spaces as elements of an overall integrated development concept
 - Recognising the importance of footpaths and spaces at the front of buildings to act as a network of informal meeting spaces and as a logical interface between public and private space
 - Ensuring that the spaces created can be utilised by a wide range of users and for different purposes such as active or passive use.
- Supporting a master planned development near the Heidelberg Railway Station that incorporates a public plaza and community facilities
- Supporting ongoing improvement of natural and regenerated environments, in particular those along the Yarra Valley regional open space corridor. Such improvements shall enhance access to nearby facilities, such as the Heide Museum of Modern Art and Birrarung Park
- Improving key intersections to ensure pedestrian priority
- Supporting overall streetscape and landscape improvements
- Protecting and enhancing key sightlines along the valley and or considering views onto the railway station.



A place where the built environment responds to sensitive interfaces, future needs, landscape and character.

Theme 3: Built Form

The plan aims to create a centre where the built form responds positively to sensitive interfaces, commercial, retail and service needs, housing requirements, landscape, topography and character.

The strategic objectives identified for built form are to:

1. Ensure that new residential development is of an appropriate scale and is sensitive to the interface with the Yarra Valley open space environment and floodplain
2. Encourage high quality commercial buildings of appropriate height and scale
3. Ensure Burgundy Street retains its primary retail form
4. Ensure that new development makes a positive contribution to the existing streetscapes and urban form
5. Respond to and respect the character of urban form in residential areas adjoining the precinct
6. Allow for built form that signifies the importance of the medical services precinct, whilst not detracting from the high quality low scale residential development in the precinct
7. Encourage a more diverse housing stock to enable and facilitate people to reside in or adjacent to the centre such as in upper floors above retail or commercial spaces in well designed mixed use buildings
8. Develop dwellings compatible with the prevailing residential built form
9. Use environmentally sensitive and sustainable design and building technologies.

Importantly, these objectives illustrate that any new development must achieve exemplar design outcomes. This involves a commitment to achieving Ecologically Sustainable Development (ESD) outcomes that exceed minimum standards given in codes and/or regulation.

These Strategic Objectives will in part be achieved by:

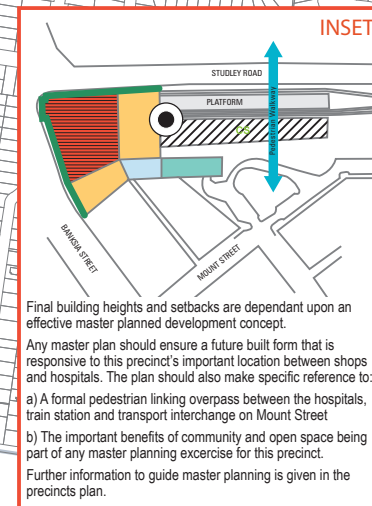
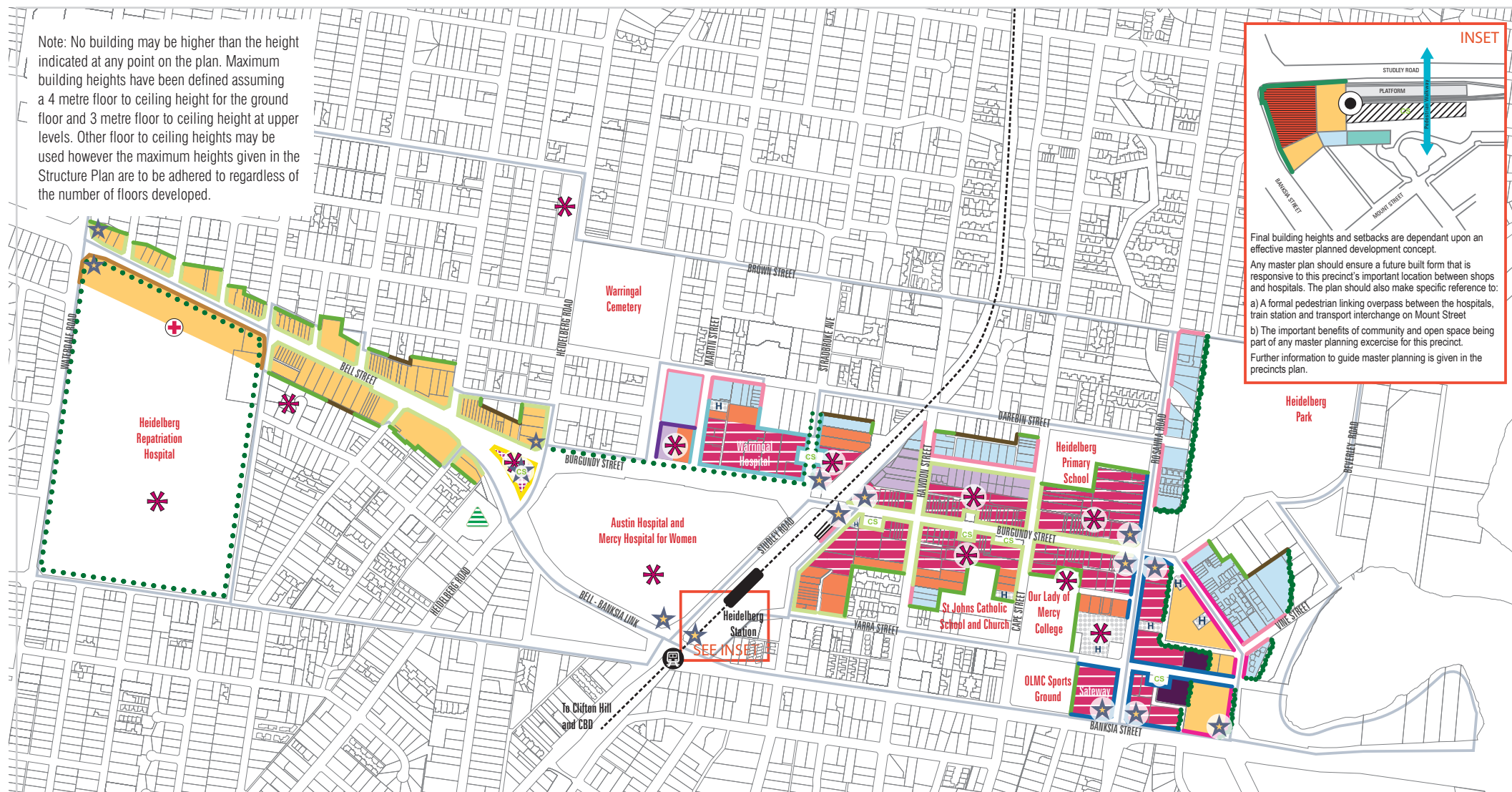
- Ensuring new development responds to and respects the character of urban form in residential areas adjoining the precinct
- Ensuring new development is of an appropriate scale and is sensitive to the interface with the Yarra River and open space
- Ensuring greater height and scale is located in the centre to enable mixing of uses such as retail, commercial and a variety of residential options to support a vibrant activity centre
- Encouraging built form to be sensitive to overshadowing adjacent buildings
- Encouraging new medical buildings to be located close to the existing hospitals to form a medical facilities cluster
- Ensuring that all new development makes a positive contribution to the existing streetscapes and urban form.

Please Note:

The following built form plan shows built form limits for heights and setbacks. However it must be noted that:

- a) Many individual buildings will in-fact not reach the maximum height due to site/proposal constraints (i.e. size of building footprint will limit potential height, intended land use, provision of on-site car parking, etc).*
- b) The height of any development will depend on the quality of building design, setbacks, façade treatments and various other factors to ensure an appropriate outcome.*
- c) These design objectives must be considered in conjunction with all other relevant policy or provisions of the Banyule Planning Scheme.*
- d) A good design outcome is dependent on integrated ESD (including water sustainability) outcomes within a development proposal. This can be enabled by preparing an ESD Management Plan that shows exemplar environmental performance on various parameters.*

Note: No building may be higher than the height indicated at any point on the plan. Maximum building heights have been defined assuming a 4 metre floor to ceiling height for the ground floor and 3 metre floor to ceiling height at upper levels. Other floor to ceiling heights may be used however the maximum heights given in the Structure Plan are to be adhered to regardless of the number of floors developed.



MAX. HEIGHT (m)

7m	16m	25m
10m	19m	28m
13m	22m	31m

SETBACK GUIDELINES

1	6
2	7
3	8
4	9
5	10



Strategic Public Open Space



Strategic Redevelopment Sites



Gateway Locations



Built Form to respect trees



Civic & Community open spaces



Built Form to consider views



Master Planning (see precincts plan)



Design sympathy with parklands



Building with Heritage Significance



Plan E:
Strategic Objectives
Built Form

Note: Detailed Notes & Built Form Guidelines are given in the Appendix



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A place where there is opportunity and economic growth.

Theme 4: Land Use and Economic Development

The plan aims to create an activity centre where there is continued opportunity for appropriate housing, access to community facilities and ongoing economic growth.

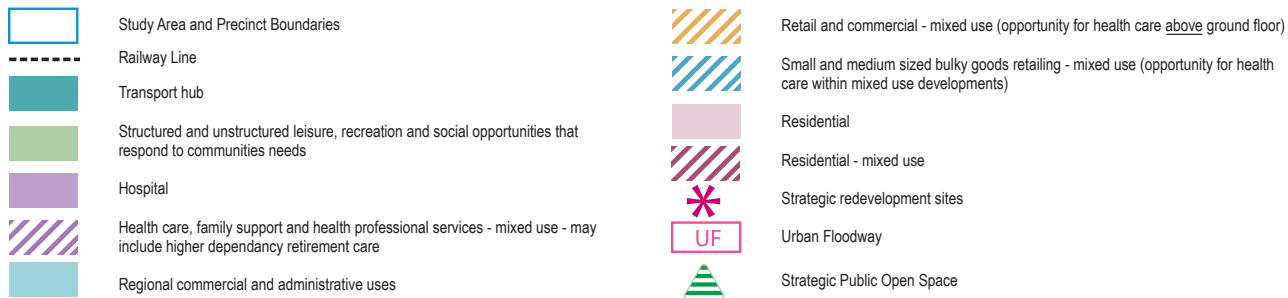
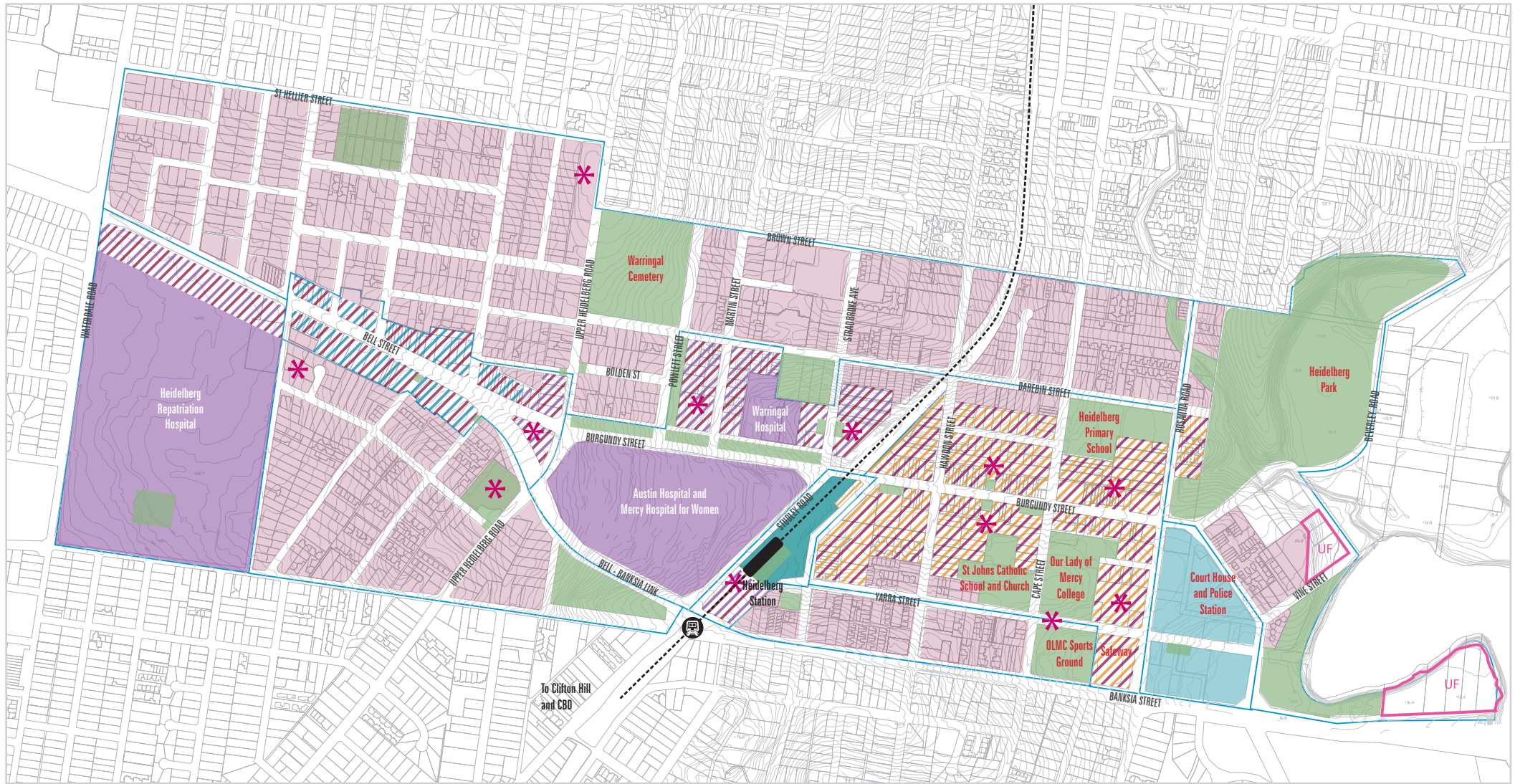
The strategic objectives identified for land use and economic development are to:

1. 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
2. Promote mixed use development in appropriate locations
3. Provide opportunities for higher density housing
4. Provide a diverse range of dwelling sizes and types, including opportunities for affordable housing and apartments in mixed use buildings
5. Encourage redevelopment of key strategic sites
6. Efficiently provide structured and unstructured leisure, recreation and social opportunities that respond to community needs
7. 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
8. Provide opportunities for higher dependency retirement care
9. Continue to provide a range of small and medium sized bulky goods retailing to serve a regional catchment
10. Promote the development of regional commercial and administrative land uses.

These Strategic Objectives will in part be achieved by:

- Encouraging mixed use development in the core of the activity centre
- Ensuring structured or unstructured leisure, recreation and social opportunities are located throughout the activity centre
- Encouraging residential development on Burgundy Street to add to the vitality of the shopping strip and support the use of public transport and other services and facilities
- Encouraging residential development along Bell Street that integrates with other land uses and support the use of public transport and other services and facilities
- Ensuring development has a strong emphasis on environmental and economic sustainability
- Enhancing the local economy by allowing additional retail and commercial floor space to be integrated within mixed-use developments
- Enabling the clustering of medical services around existing hospitals and Bell Street
- Focusing major commercial redevelopment that is centred on Yarra Street, to the east of Rosanna Road
- Enabling bulky goods and other retailing to occupy frontage along Bell Street that is integrated with other uses.

These actions will be supported by a pedestrian priority precinct that supports Heidelberg's dynamic economy by maximising people movement through streets. A pedestrian friendly environment will support growing retail, office, educational and medical services sectors that provide local jobs.



A distinctive identity for local people and visitors.

Theme 5: Identity

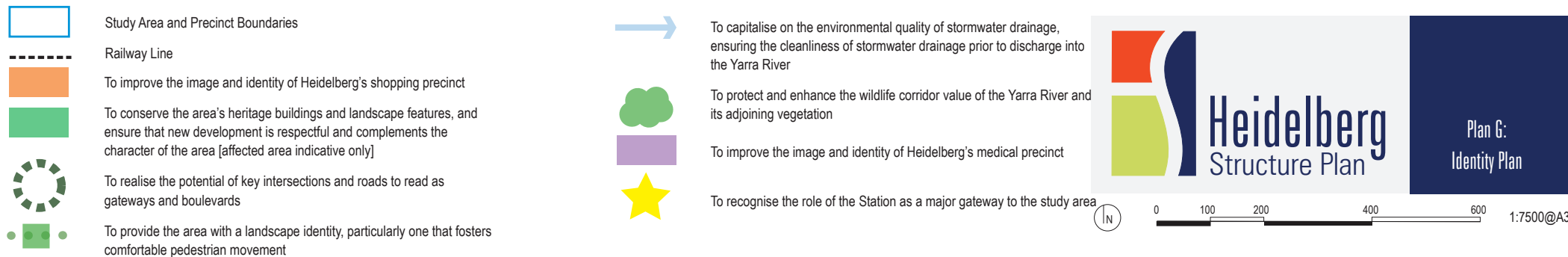
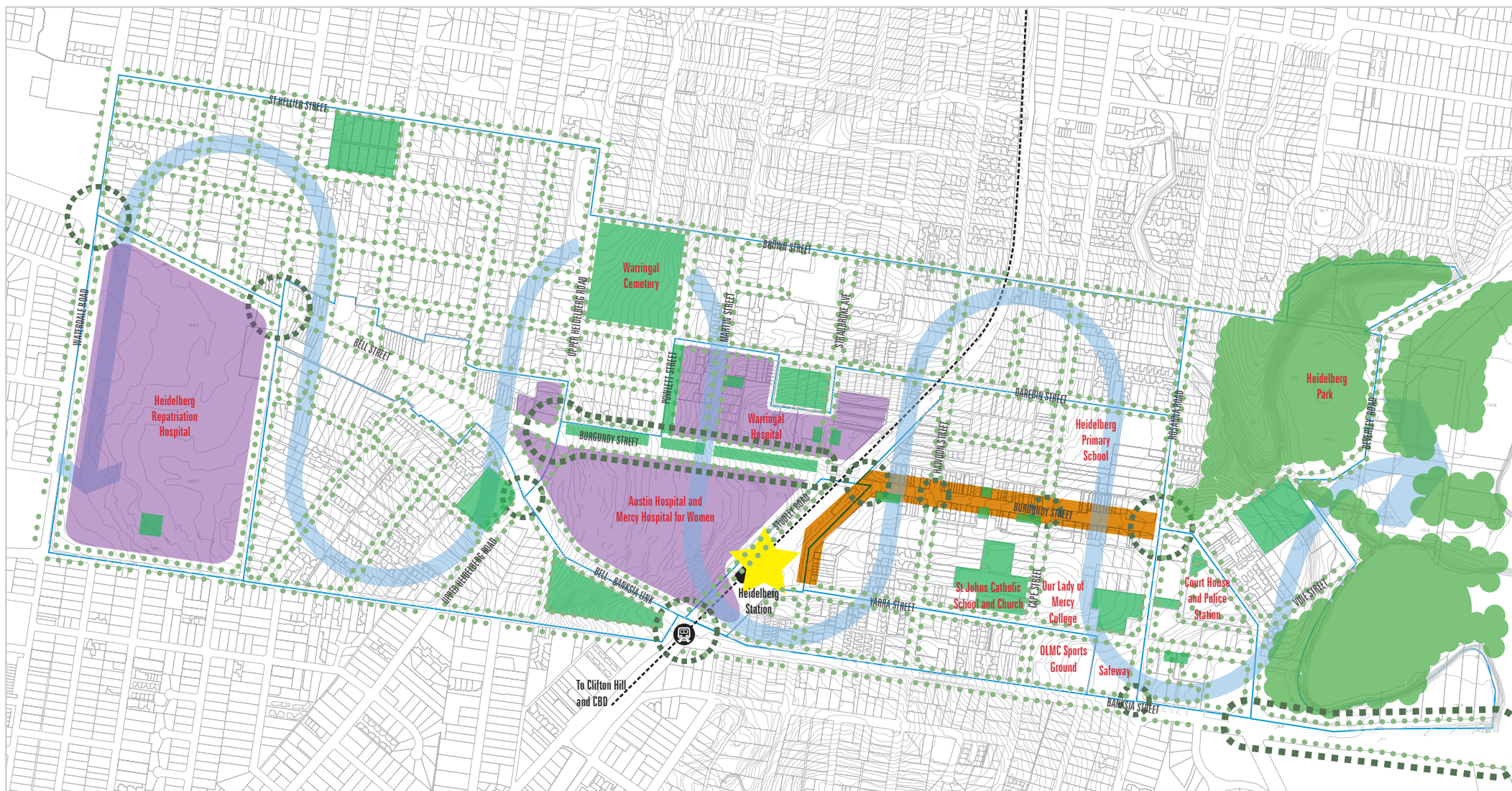
The plan aims to compose an identity for local people and visitors alike that incorporates Heidelberg's many distinctive features.

The strategic objectives identified for identity are to:

1. Improve the image and identity of Heidelberg's shopping precinct
2. Capitalise on the environmental, artistic and cultural heritage of the area
3. Conserve the area's heritage buildings and landscape features, and ensure that new development is respectful and compliments the heritage character of the area
4. Realise the potential of key intersections to read as gateways and roads as landscaped boulevards
5. Provide the area with a landscape identity, particularly one that fosters comfortable pedestrian movement
6. Enhance the environmental quality of stormwater drainage, ensuring the cleanliness of stormwater drainage prior to discharge into the Yarra River
7. Protect and enhance the wildlife corridor value of the Yarra River and its adjoining vegetation
8. Improve the image and identity of Heidelberg's Medical Precinct
9. Recognise the station's role as a major gateway to the Specialised and Major Activity Centres.

These Strategic Objectives will in part be achieved by:

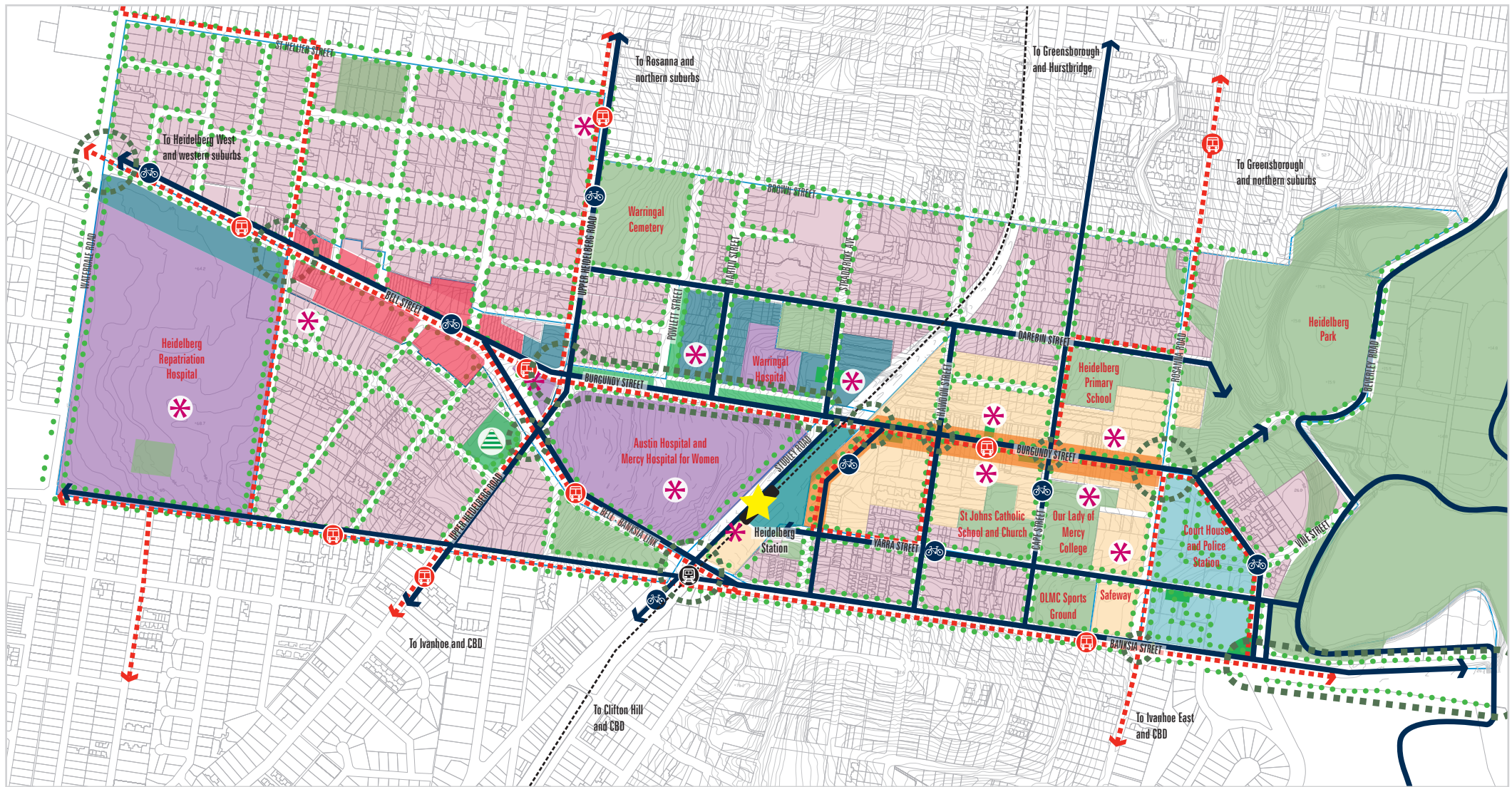
- Developing an activity centre that encourages a mix of people to live in, work in and visit Heidelberg
- Enhancing entertainment and cultural opportunities, focused on Burgundy Street, Mount Street and the redeveloped train station
- Securing the conservation of the area's heritage buildings and landscape and ensuring that new development is respectful and complements the character of the area
- Reinforcing interest in the 'Heidelberg School' art movement, through community and business events and streetscape improvements. Opportunities for an art facility should be investigated that would include an art gallery, performance areas and/or public meeting spaces
- Exploring opportunities for festivals, events and/or other activities that strengthen the entertainment and cultural identity
- Protecting and enhancing the green corridor of the Yarra River and its adjoining vegetation and enhancing linkages between The Precinct and the green corridor
- Consolidating and enhancing the identity of a medical precinct.
- Enhancing key intersections and roads to be read as gateways and landscaped boulevards
- Recognising the role of the railway station as a major gateway to the study area by enabling development to occur.



THE FRAMEWORK PLAN

2.0

The Framework Plan gives a composite of the Strategic Objectives throughout the Heidelberg Precinct. It is not intended to provide detailed direction. The Framework Plan gives a broad snapshot of the changes that should occur throughout the Precinct. Further detail is given in the Structure Plan and the supporting Precincts Plan and other documents. All plans and associated documents are available from Council's website www.banyule.vic.gov.au. Go to the Heidelberg Precinct web page for more detail.



- Study Area and Precinct Boundaries
- To realise the potential for key intersections and roads to read as gateways and boulevards
- To recognise the role of the Station as a major gateway to the study area
- Railway Line
- Bus Route
- To improve promote and encourage cycling access and safety to and within the precinct

- To improve, promote and encourage public transport use to and within the precinct
- Transport Hub
- Structured and unstructured leisure, recreation and social opportunities that respond to communities needs
- Hospital
- Health care, family support and health professional services - mixed use - may include higher dependency retirement care
- Regional commercial and administrative uses

- Retail, commercial & residential- mixed use (with opportunities for health care above ground floors)
- Small and medium sized bulky goods retailing - mixed use (with opportunities for health care)
- Residential
- Strategic redevelopment sites
- Streetscape improvements
- Landscape improvements
- Strategic Public Open Space

APPENDIX Built Form Guidelines

3.0

The following guidelines give information to support well-designed development outcomes that are sensitive to Heidelberg's unique attributes. These guidelines are only one component of the urban design parameters that will influence the final design of buildings and spaces. State Government guidelines will also influence the scope of final building massing, scale and setbacks that fit within the limits given in the Structure Plan. The Banyule Planning Scheme must also be considered when preparing any development proposal.

Any proponent should discuss their ideas for development with Council officers before preparing preliminary plans. This preapplication process can substantially benefit the passage of any application through approval processes and enable confirmation or refinement of ideas to ensure consistency with the Heidelberg Precinct Structure Plan and the Banyule Planning Scheme.

Council's website includes other information to guide the preparation of applications. For larger proposals this includes the creation and supply of the three dimensional virtual model of the proposal. Council's website also gives a checklist to guide the preparation and supply of development models.

1 Policy Source, Design Direction and Inspiration

Buildings in activity centres, whether private or public, need to be carefully designed to ensure they reflect the significance they have to the broader community. Not only must they address the street and public space carefully to promote vitality, they must also demonstrate respect for their local environment. This will be done by sensitively addressing valued heritage places and minimising their effects on the natural environment through the use of best practice Environmentally Sustainable Design Principles while using materials, colours, setbacks, building articulation and massing that will be respectful of the existing residential areas and streetscapes.

High quality design of buildings and spaces is needed to enhance the quality of experience for all using the activity centre.

Due to Heidelberg's position in a valley, the side and rear elevations as well as roof tops of new developments are more visually prominent than in other centres. These aspects of the building façade and roof forms should be of the highest architectural quality.

The train station precinct is at the heart of the Structure Plan. It occupies a critical location between the Specialised and Major Activity Centres. There is an opportunity for future built form to be responsive to this precinct's important location and enable an effective pedestrian link between the hospitals, train station and transport interchange on Mount Street.

Improvements at the train station provide an opportunity for well designed community and open spaces that should be integrated into any master planned concept for the Precinct.

The State Government is establishing a master plan for future development at the Repatriation Hospital. This site includes various substantial trees. Some of these have a strong presence along the site's Bell Street frontage. Master planning will be obliged to consider various aspects, that include the entire site as an accessible and safe environment for the local community.

These should include objectives that:

- Reinforce the importance of the large trees along and near Bell Street and other property boundaries
- Establish a well-designed pedestrian priority precinct that supports community access throughout the site
- Enable increased on-site car parking to mitigate overflow affects on nearby streets
- Restrict further vehicle access and egress off Edwin Street
- Illustrate a built form and landscape outcome that compliments and adds to the preferred neighbourhood character of nearby streets.

Further detail for the train station precinct and Repatriation hospital precinct is given in the Precincts Plan.

Centre Design Guidelines:

- Improve pedestrian and cycling access and amenity between malls/large stores and the rest of the activity centre and surrounding neighbourhood
- Ensure malls and large stores address streets with active frontages
- Ensure that malls and large stores maximise the opportunity for an increased mix of uses
- Integrate the built form of malls and large stores into activity centres and their surrounding neighbourhoods
- Ensure the scale and form of higher density housing in activity centres are appropriate
- Ensure good amenity for residents of higher density housing and the surrounding neighbourhood
- Integrate the activity centre into the surrounding neighbourhood
- Ensure higher density housing sensitively responds to the surrounding neighbourhood.

Source: Activity Centre Design Guidelines, DSE, p.31 - 41

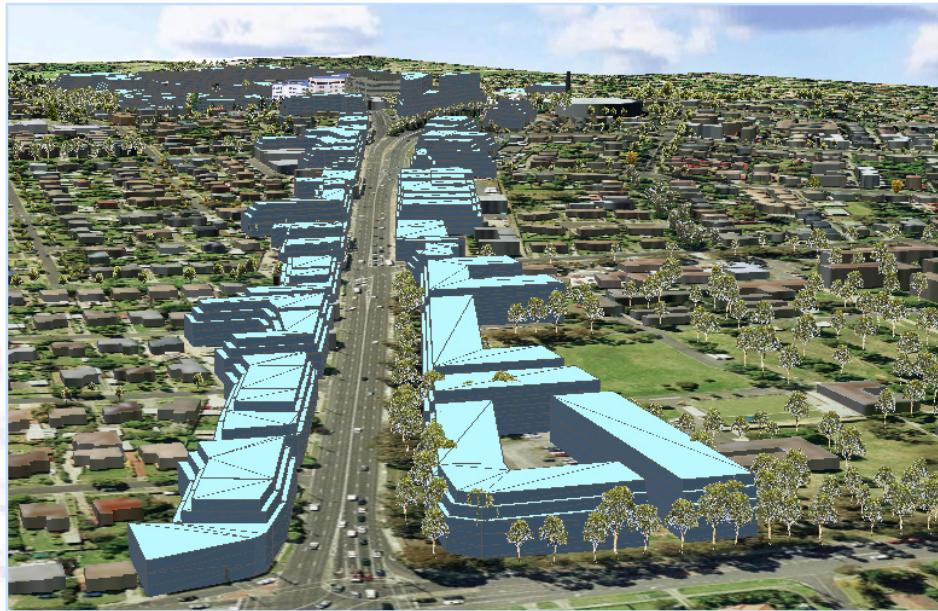
Each objective in the Design Guidelines has a number of design suggestions that seek to ensure the achievement of the objective. The objectives listed above should be read and applied in conjunction with those listed below which have been informed and inspired by the work of the DSE and other good practice urban design.

The provisions of Clause 55 and other important parts of the Banyule Planning Scheme apply. The DSE guidelines for Higher Density Residential Development include other objectives and design suggestions that compliment this structure plan.

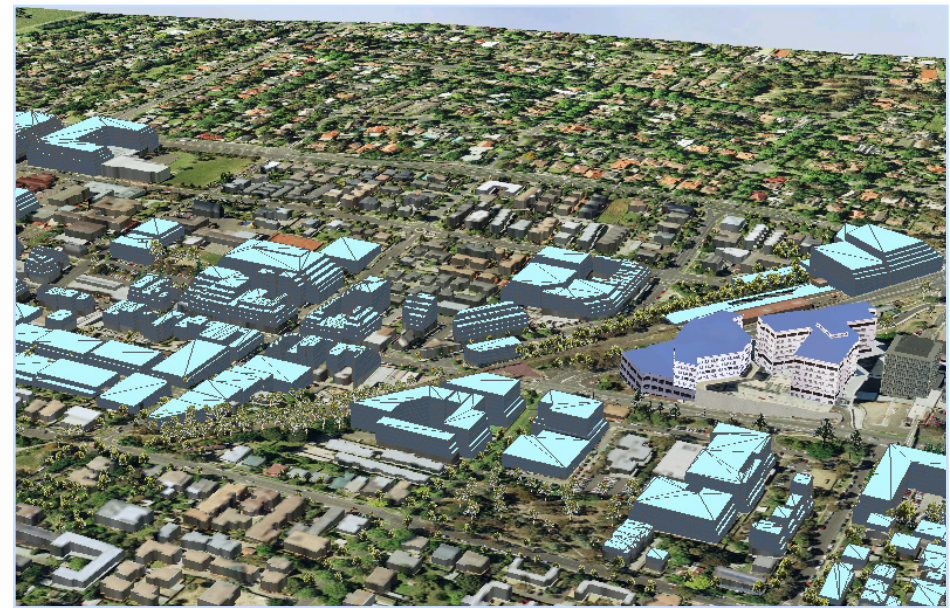
2 Strategic Objectives

To ensure the built form responds positively to sensitive interfaces, commercial, retail and service imperatives, landscape and topography and housing needs and character the following strategic objectives have been identified to:

- A** Ensure that new residential development is an appropriate scale and is sensitive to the interface with the Yarra River open space environment and floodplain.
- B** Encourage high quality commercial buildings of appropriate height and scale.
- C** Ensure Burgundy Street retains its primary retail form.
- D** Ensure that new development makes a positive contribution to the existing streetscapes and urban form.
- E** Respond to and respect the character of urban form in residential areas adjoining the precinct.
- F** Allow for built form that signifies the importance of the medical services precinct, whilst not detracting from the high quality low scale residential development in the precinct.
- G** Encourage a more diverse housing stock to enable and facilitate people to reside in or adjacent to the centre such as in upper floors above retail or commercial spaces in well designed mixed use buildings.
- H** Develop dwellings compatible with the prevailing residential built form.
- I** Use environmentally sensitive and sustainable design and building technologies.



Heidelberg Precinct from the west (looking along Bell Street towards Heidelberg Shopping area in background).



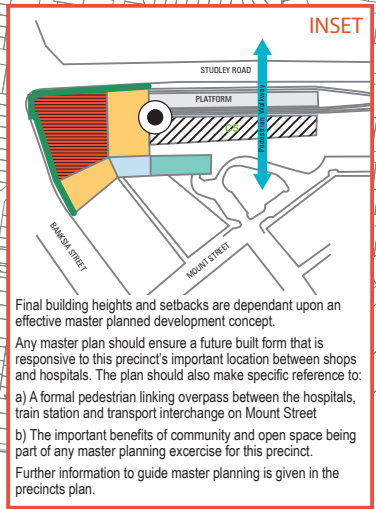
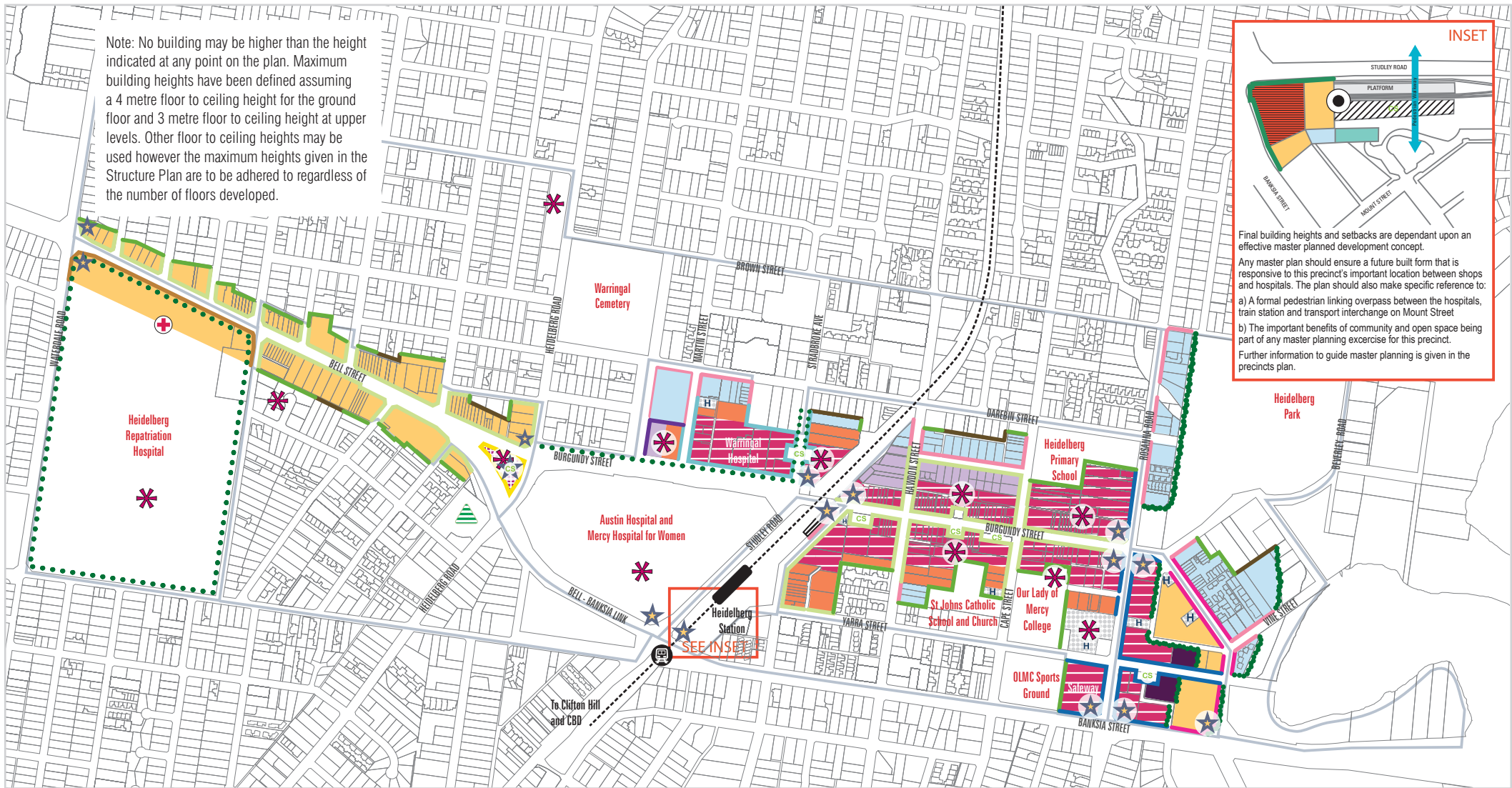
Heidelberg Precinct from the north (Austin and Mercy Hospitals on right, Shopping precinct on left).



Heidelberg Precinct from the east (looking along Burgundy Street from Rosanna Road in foreground towards Upper Heidelberg Road in background).

The images show maximum building envelopes. These images are not an attempt to show final building heights and setbacks. The final design of individual buildings must fit within these maximum envelopes.

Final design will be influenced by various factors. These factors will limit building massing, scale and setbacks within the limits given in this Structure Plan and will determine the final design of buildings.





Built form to be designed such that it considers views to and across Heidelberg.



Buildings to be designed to respect the integrity and extent of street trees and other substantial trees. This includes setting back new or modified buildings away from the canopy area and roof zone of the street trees any substantial trees on the properties.



The detailed design and treatment of facades for buildings visible from the parklands is to be sympathetic to the parklands environment. Buildings should be designed to compliment the neighbouring parklands by, among other things:

- Having a clean architectural finish to the roofline to present an attractive silhouette to the park.
- Ensuring that the location and design of signage as well as the materials and colours used are sympathetic to the parkland.
- Displaying good building design and strong building articulation to add interest to the building when viewed from the parkland.
- Using complementary fence and landscaping treatments along boundaries with the parkland and active ground floor frontages for improved passive surveillance along built interfaces.
- Using roof-top gardens, terraces and other landscaping to soften the impact of the development on the parkland.

CS

Buildings set back to create civic space – community gathering spaces. (see Plan D: Strategic Objectives Public Realm) **The spaces identified are indicative only.**

The spaces are to be well used and safe, providing activities at the edges and a high degree of comfort for the user. The design and use of the space is to ensure integration with activity along the relevant street.

The improvement and preservation of community gathering spaces will form part of an important network of spaces for the community. These spaces may provide enhanced opportunities for footpath trading, public art, small festival/market spaces, landscape and recreational improvements, etc.

Future development will be the catalyst to make more functional and interesting gathering spaces in front of new development and on those sites where spaces currently exist.

Spaces will include: several in front of existing buildings (e.g. Church, Burgundy Plaza); and open space incorporated within property frontages that will supplement the existing width of footpaths.



Buildings at key gateway locations (see Plan G: Strategic Objectives Identity) to be designed such that appropriate components of the building and/or landscape elements contribute to the identity and place making of the locality. This may be through the use of distinctive architectural forms and/or landscape



Strategic Redevelopment Sites – extent of development and locations of open space to be determined through site masterplanning.

Detailed guidelines can be found in the Implementation Strategy.



Strategic Public Open Space. Yarra Valley Water Site to be fully developed for public open space.



Train Station Precinct: Extent of development to be determined through site master planning, with guidance found in the Precincts Plan.

Any master plan should ensure a future built form that is responsive to this precinct's important location between shops and hospitals. The plan should also make specific reference to:

- A formal pedestrian linking overpass between the hospitals, train station and transport interchange on Mount Street.
- The important benefits of community and open space being part of any master planning exercise for this precinct.

Further information to guide master planning is given in the precincts plan.



Repatriation Hospital Precinct: Any master planning should ensure a future built form that is responsive to various characteristics. In particular, the plan should:

- Reinforce the importance of the large trees along and near the Bell Street frontage of the hospital. These trees should be retained in any master planning or development application for the site.
- Establish a well-designed prioritised pedestrian environment that does not restrict the community from accessing streets and spaces throughout the site.
- Enable increased on-site parking that not only mitigates overflow carparking onto abutting streets, but also contributes to the long-term parking needs of staff and visitors for the Austin Hospital facility on Burgundy Street and the Repatriation Hospital.
- Provide no further vehicle exits or entrances off Edwin Street and no changes to existing that do not benefit the local community.
- Illustrate a built form and landscape outcome at the perimeter of the site that at least compliments and preferably adds to the neighbourhood character of immediate residential areas.

Further detail to guide master planning is given in the Precinct Plan.



Development on the site and adjacent to it to be designed such that it maintains and respects valued views to, and character of, the heritage significant buildings.

H

Buildings with heritage significance, as defined by the Banyule Planning Scheme, within the Built Form area.

Council's 1999 heritage study provides an inventory of heritage sites and places across Banyule. This study grades the significance of structures.

- Grade A structures are places of individual cultural significance and integral to the historic nature of Banyule.
- Grade B structures are places that have cultural significance in Banyule, due to their architectural integrity and/or historic associations.
- Grade C structures are places that contribute to the architecturally historic character and cohesiveness in Banyule, and are of local interest.

Only Grade A and B sites are protected by the heritage overlay and as such the built form plan does not show all heritage sites.

The provisions of the Banyule Planning Scheme must be considered to appreciate the location of heritage sites and places in Banyule. This information will influence the future development of sites including abutting properties.

Any future review of the heritage study may amend the significance of heritage sites and places. The current heritage study must be considered during the site analysis and preparation of any proposal.

Note 1: Built form must not compromise the amenity of adjacent residential land uses and must minimise the impacts of overlooking, overshadowing, noise, visual bulk – refer to the standards contained within Clause 55 of the Planning Scheme and Activity Centre Design Guidelines for Higher Density Residential Development (DSE 2004).

Note 2: Building design must be well articulated, and mitigate overlooking, overshadowing, noise and must respond appropriately to the public realm. Refer to Activity Centre Design Guidelines for Higher Density Residential Development (DSE 2004) and Clause 55 of the Planning Scheme.



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.

Note: It is anticipated that the site master planning process will use the built form, setback and height guidelines as the starting point from which more detailed investigations will determine the final setback and height of the development.



Heidelberg
Structure Plan

Strategic
Redevelopment Sites



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BUILT FORM GUIDELINES

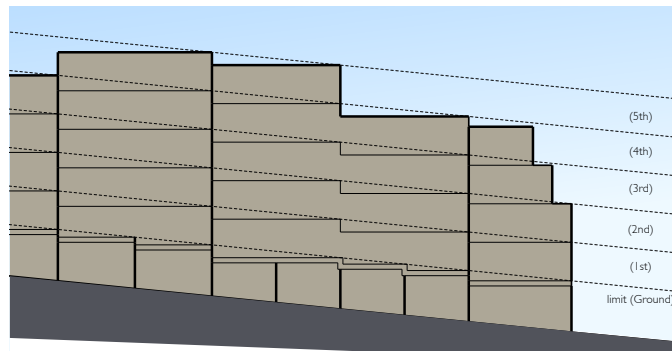
Heidelberg is distinctive as an Activity Centre in Melbourne due to its steep topography. In order to promote high quality built form outcomes the following guidance is given:

- 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.



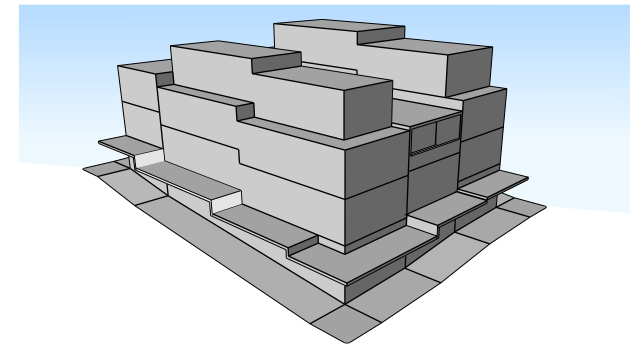
Built Form Guideline

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.

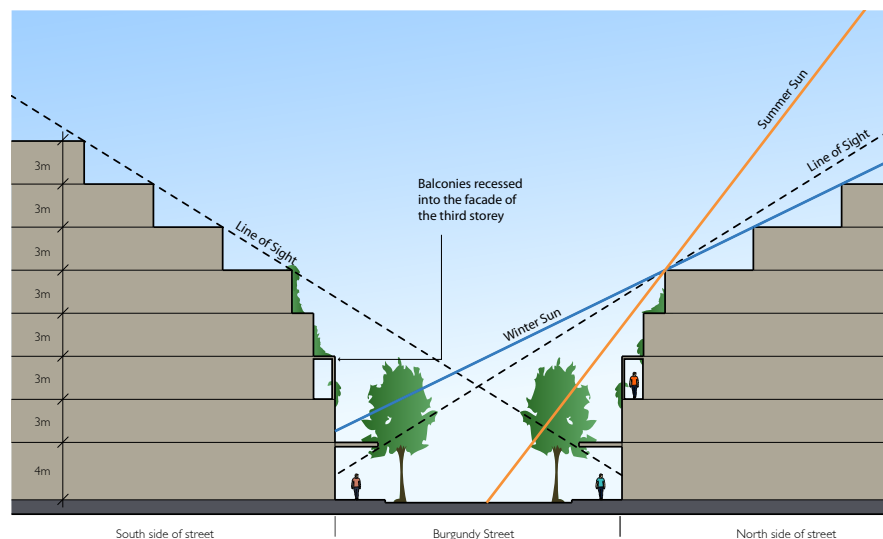
Balconies recessed into the façade.



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 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.



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 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.

see page 32

Setback Guideline 7

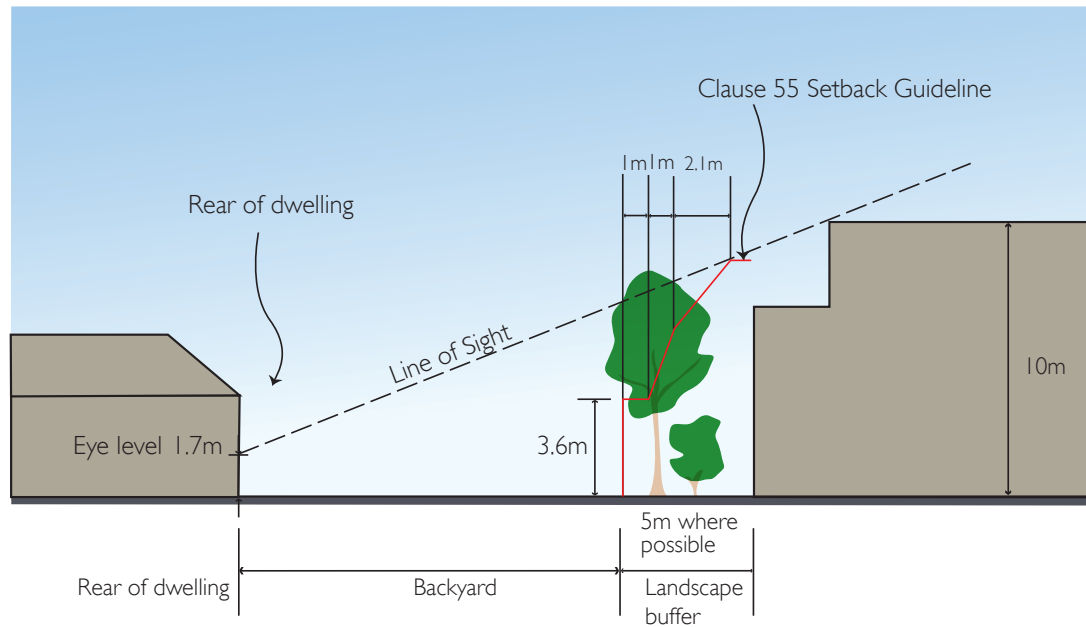
Low Scale Residential Interface Building Envelope for Dwellings that Side onto Back of Lots and Open Space Building Envelope

- 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.

see page 33 and 34

Setback Guideline 6

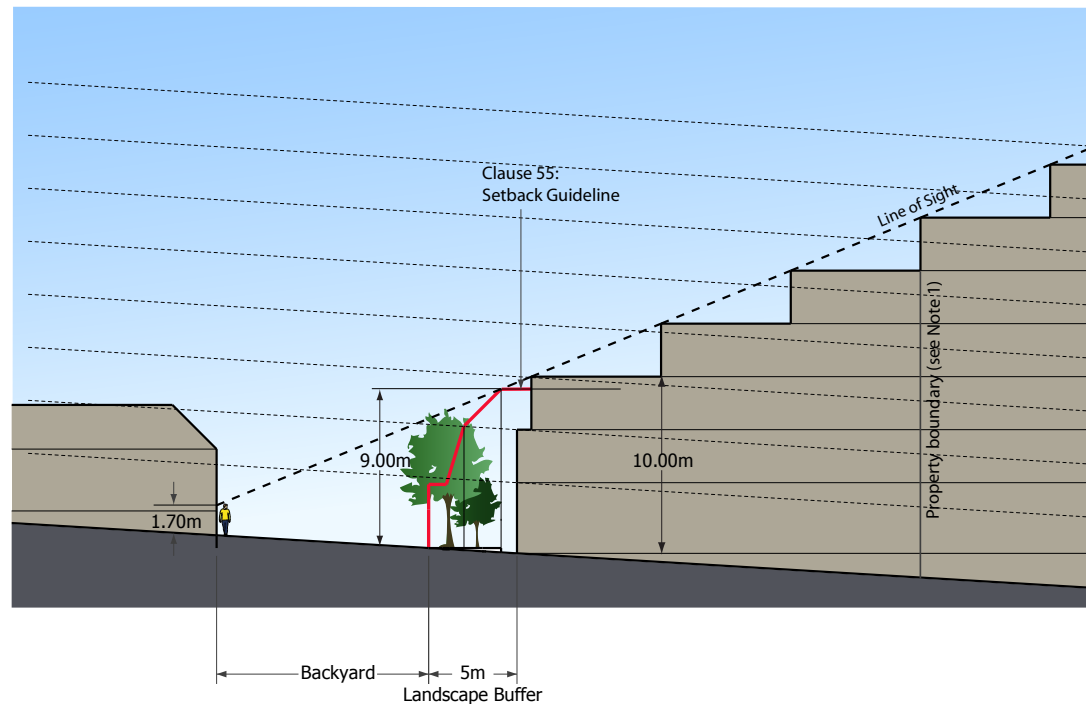
Low scale residential building envelope for dwellings back onto back of lots.



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

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.

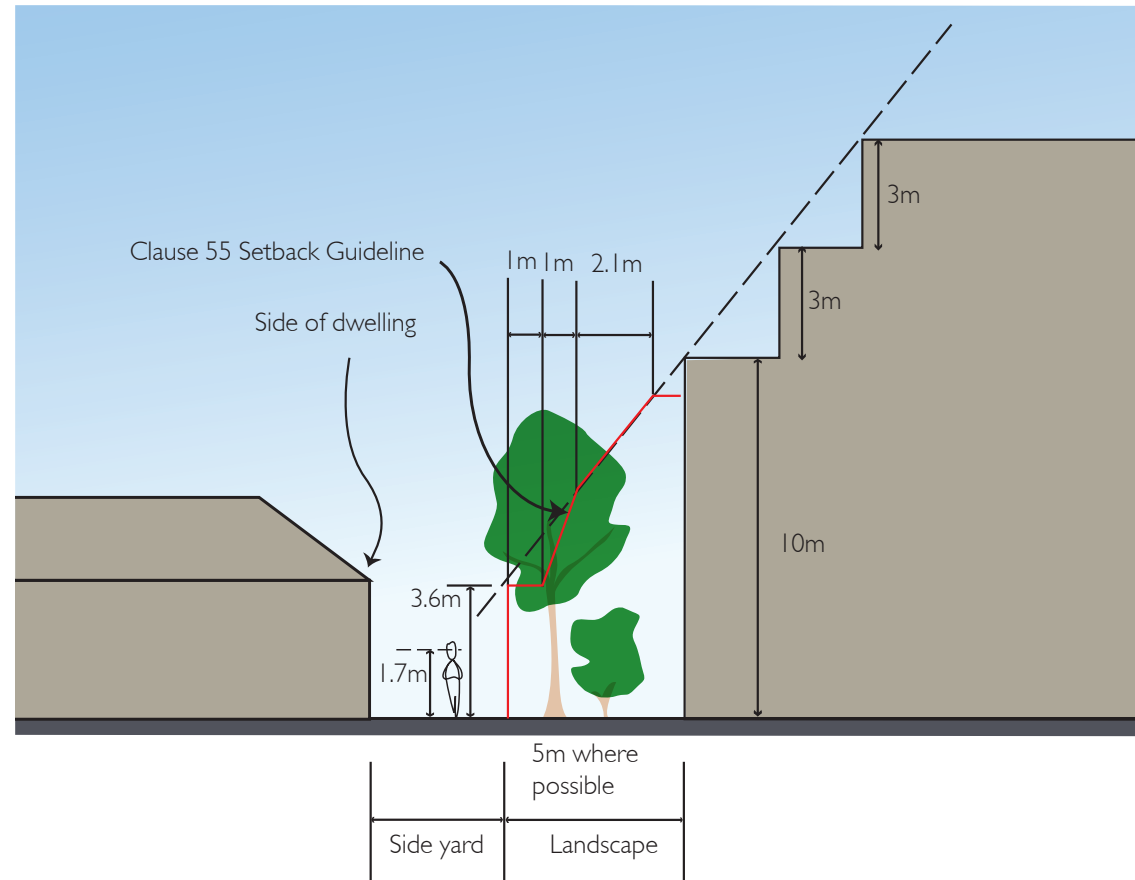
Setback Guideline 8

- 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 GUIDELINES

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.

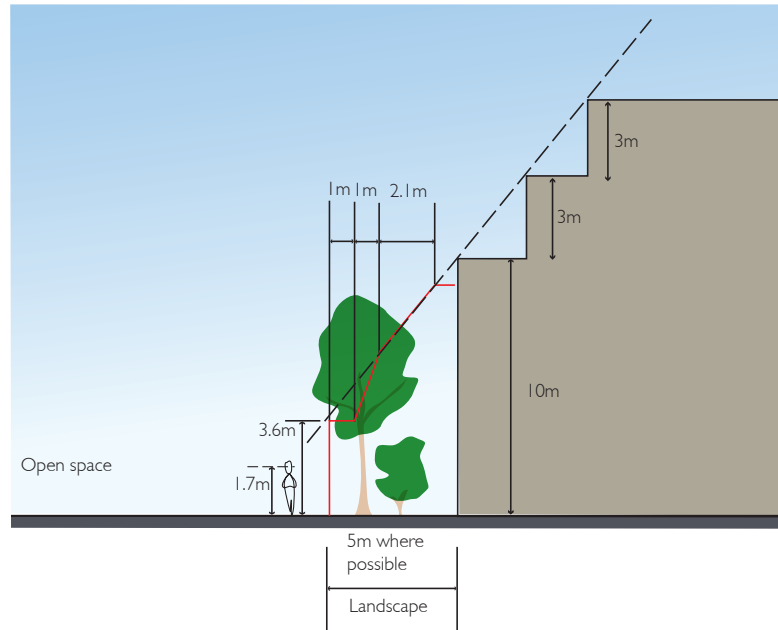


Setback Guideline 7

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

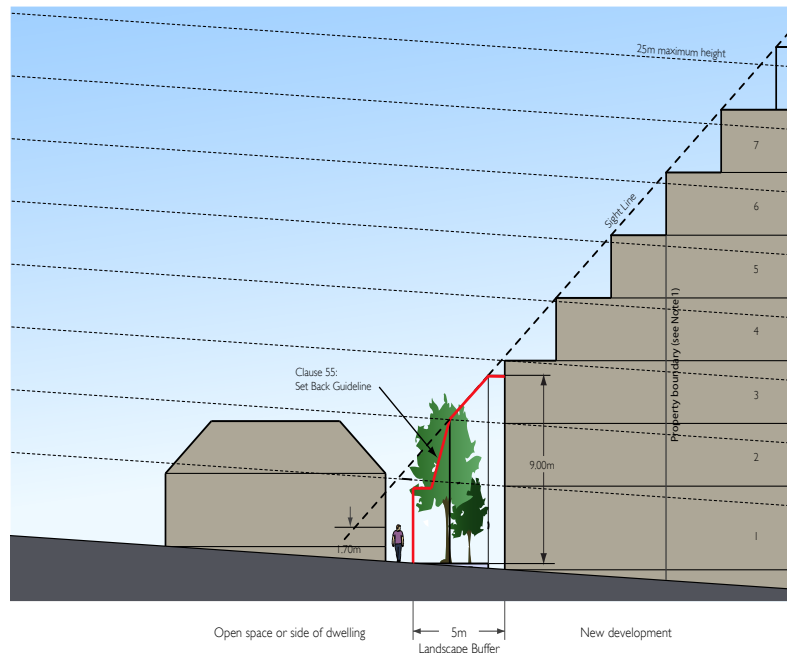
Setback Guideline 7

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

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.

This image shows a full page of white paper with horizontal dotted lines. The lines are evenly spaced and run across the width of the page, providing a guide for handwriting practice. There are no margins, text, or other markings on the page.

How to contact your Council

For all enquiries or information about any Council services:

Telephone
9490 4222

E-mail
enquiries@banyule.vic.gov.au

Website
www.banyule.vic.gov.au

Postal Address:
PO Box 51, Ivanhoe 3079
DX 97904 Ivanhoe
Fax: 9499 9475
Hearing Impaired (TTY): 9432 7211

Council Service Centres:
Ivanhoe: 275 Upper Heidelberg Road
Rosanna: 44 Turnham Avenue

Office Hours of Opening:
Monday to Friday 8.30am-5.00pm
Rosanna - Wednesday night until 7.00pm

Interpreter service:

If you need an interpreter, please contact TIS National on 131 450 and asked to be connected to Banyule Council on 9490 4222.

إذا كنتم بحاجة إلى مترجم، الرجاء الاتصال بالخط القومي لخدمة الترجمة الهاتفية TIS على الرقم 131 450. واطلبوا إصصالكم ببلدية بانيلول على الرقم 9490 4222.

若你需要口譯員，請致電131 450聯絡TIS National，要求他們為你致電9490 4222接通Banyule市政廳。

Ako vam je potreban tumač, molimo vas, nazovite TIS National na broj 131 450 i zatražite da vas se spoji sa Vijećem općine Banyule na broj 9490 4222.

Αν χρειάζεστε διερμηνέα τηλεφωνήστε στην Εθνική Υπηρεσία Διερμηνέων Μεταφραστών στον αριθμό 131 450 και ζητήστε να σας συνδέσουν με τη Δημαρχία Banyule στο 9490 4222.

Se hai bisogno di un interprete chiama TIS National al numero 131 450 e chiedi di essere messo in comunicazione con il Comune di Banyule al numero 9490 4222.

Ако ви треба преведувач ве молиме јавете се на TIS National на 131 450 и замолете да ве поврзат со Banyule Council на 9490 4222.

如果你需要一名翻译，请打电话到国家电话翻译服务处(TIS National) 131 450，再转接到Banyule市政府9490 4222

Haddii aad u baahan tahay mutarjum wac khadka qaranka oo ah TIS 131 450 weydiina in lagugu xiro Degmada Banyule tel: 9490 4222.

Nếu cần thông dịch, xin gọi cho TIS Toàn Quốc qua số 131 450 rồi nhờ họ gọi cho Hội Đồng Thành Phố Banyule theo số 9490 4222 giúp quý vị.

