

# Heidelberg Structure Plan Views Assessment

## Final Report



May 2021 | Prepared for Banyule City Council

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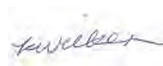
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# 1.0 Introduction

## 1.1 Purpose of this Study

The updated Heidelberg Structure Plan (being prepared in May 2021), will provide recommendations to facilitate the future growth and development of the Heidelberg Activity Centre. Importantly, the Structure Plan will supersede the existing 2010 plan, and will be updated to reflect the context of a fast-growing Major Activity Centre.

As part of this process, a standalone Views Assessment has been undertaken, focusing on the identification and documentation of the key values of primary views within and across the Activity Centre. The views assessment partly builds on existing work undertaken as part of the 2010 Structure Plan to provide a solid understanding of where viewpoints are located and what makes them valued by the community.

Potential impacts on key views identified within this report will be examined through built form modelling as part of the Structure Plan. This will result in a suite of proposed built form controls that could include height limits, setbacks and other considerations. Recommendations for built form controls will be detailed as part of the Heidelberg Structure Plan, and will be supported by the detail in this report.

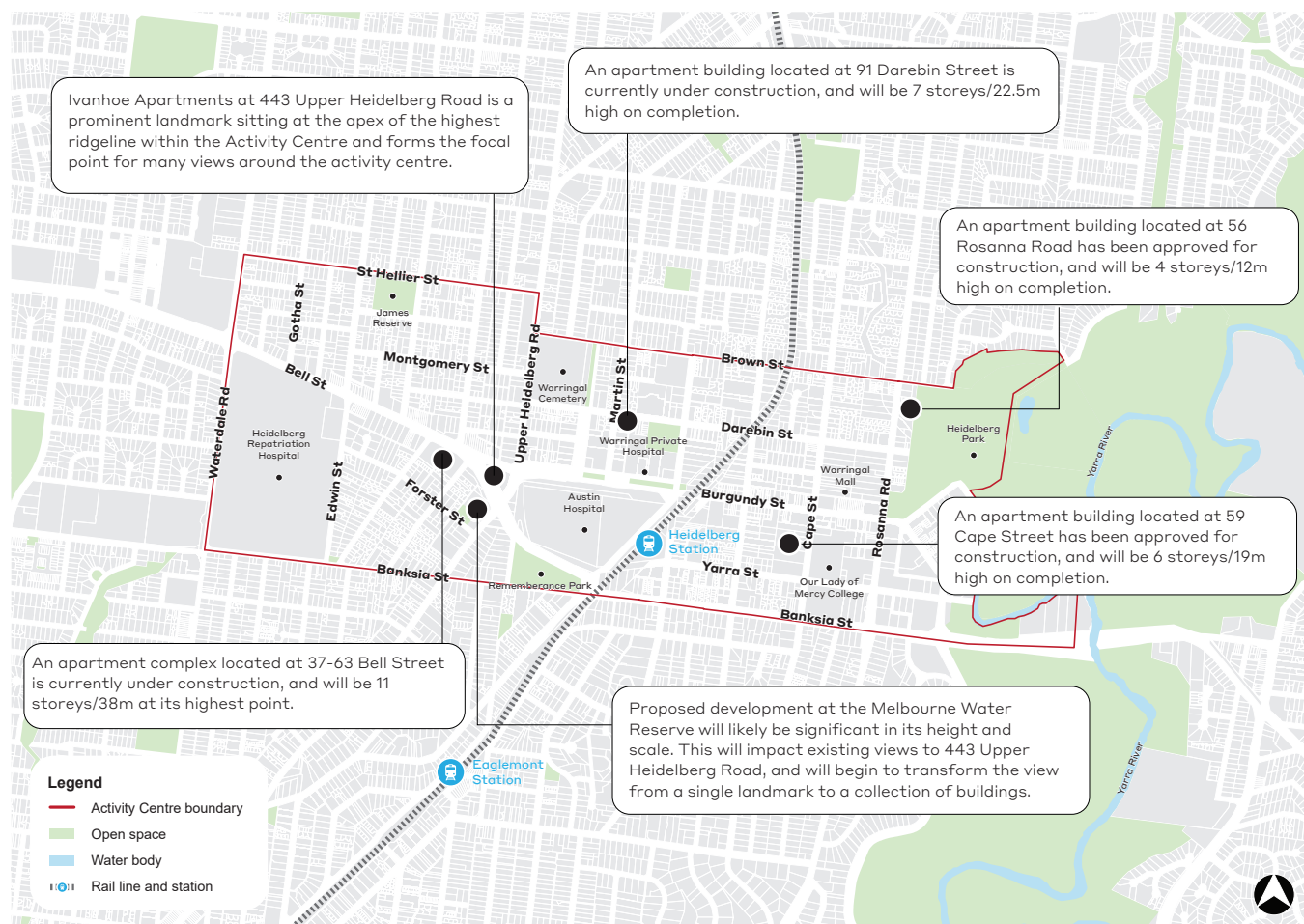
This will ensure that the Structure Plan is appropriately informed about Heidelberg's important viewpoints, and that it is able to provide specific built form recommendations that are best placed to protect them.





## Study Area

The Heidelberg Activity Centre study area is outlined in *figure 1*. This map identifies key features of the activity centre, as well as the location of proposed and existing large scale developments that have or may have an impact on views within the centre.



01 Study Area

## 1.2 Heidelberg Snapshot

### Pressures for Growth

In recent years, Heidelberg has evolved into a vibrant and active centre due in part to its status within the broader Latrobe National Employment and Innovation Cluster (NEIC). The Austin Hospital, Mercy Hospital and Warringal Private Hospital together serve as the primary health precinct within the La Trobe NEIC, as identified within the State's overarching planning strategy (Plan Melbourne).

Strategically located with direct access to the fixed rail network and the extensive regional major bus routes, the Heidelberg Activity Centre is one of the most accessible activity centres in Melbourne. To further reinforce this, a number of State significant transport infrastructure projects including the Suburban Rail Loop and North East Link will be constructed in and around the Activity Centre. These projects will not only enhance levels of accessibility for the Activity Centre, but will elevate its importance and role within metropolitan Melbourne.

A key implication of this increased level of significance is that continued growth and development of the activity centre will continue to be a priority at the State planning level and must be aided by local planning policy.

### Why does Heidelberg need a Views Assessment?

The Heidelberg Activity Centre is set within an undulating and vegetated urban landscape, featuring mature vegetation that is often prominent along ridgelines and high points. Within the Activity Centre's lowest lying area, Burgundy Street forms a valley-floor that features easterly views to the Yarra River parklands and further to the Dandenong Ranges, serving as a distant backdrop. To the west, the valley is edged by mature-treed ridgelines and streetscapes that are punctured by the Austin Hospital complex, as well as a variety of new developments that sit prominently atop the ridgeline's apex.

These attributes contribute to the high levels of value placed by the community on viewlines that are located across the Activity Centre. In recent times, and as a result of increasing State significance, new development has been built and proposed at a larger scale than most of the existing buildings within the centre. This poses a threat to existing views, where in some cases, tall built form that exceeds existing preferred height controls may extend beyond an existing tree canopy, drastically altering the focal point of an existing view. In other cases, bulky, wide development may block out a significant long distance view entirely.

While the Heidelberg Structure Plan (2010) anticipates the impact of development on key views, findings from the Heidelberg Built Form Review (2021) indicate that further work needs to be undertaken to ensure that new controls can be drafted with specific guidance for the protection of key views. This may result in built form controls that could include height limits, setbacks and other considerations.

Recommendations for built form controls will be detailed as part of the updated Heidelberg Structure Plan, and will be supported by the findings in this report.





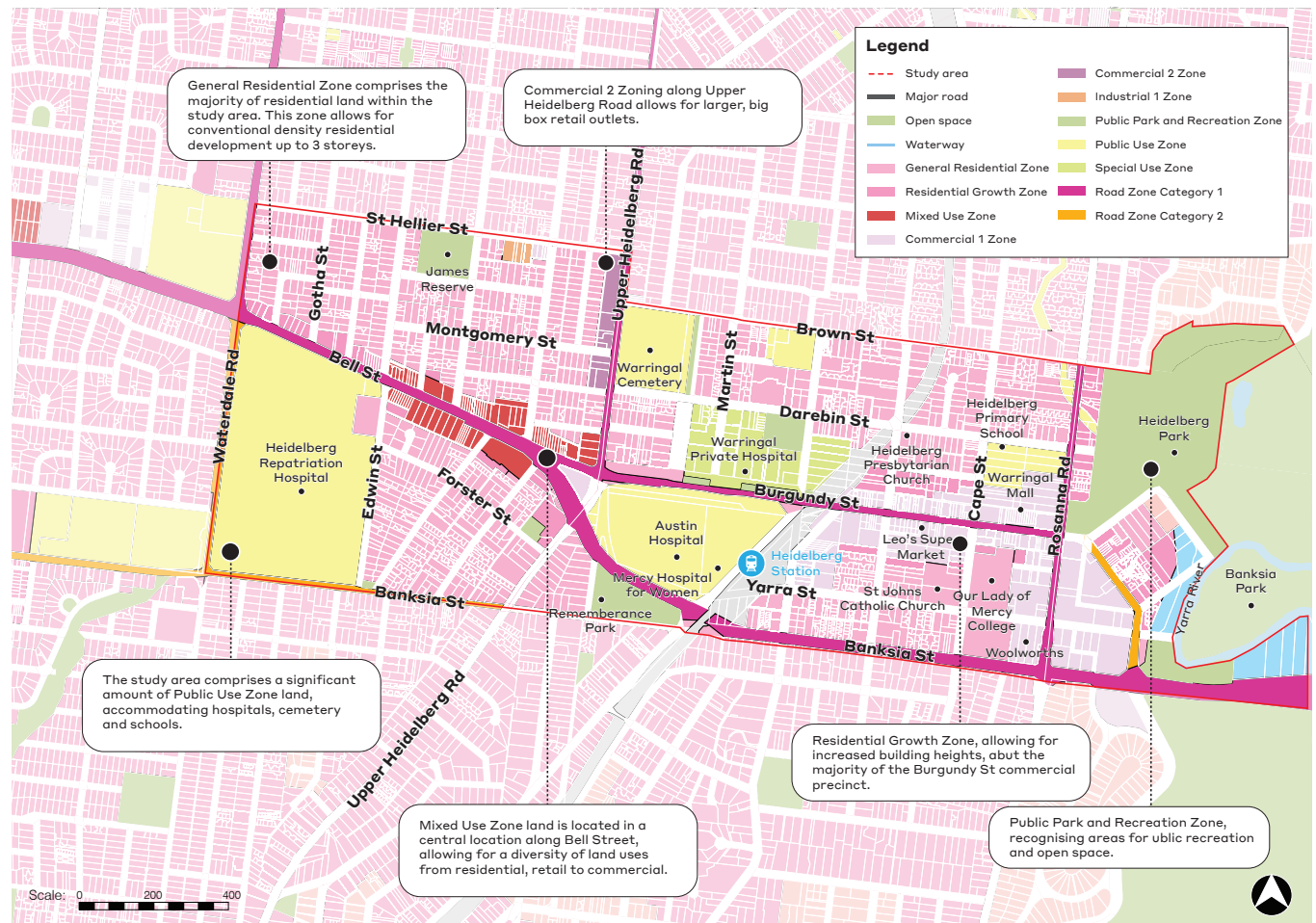
## 1.3 Planning Context

### Zones

The following zones are relevant to the Heidelberg Activity Centre:

- Residential Growth Zone
- Mixed Use Zone
- Commercial 1 Zone
- Commercial 2 Zone
- Industrial 1 Zone
- Public Park and Recreation Zone
- Public Use Zone
- Special Use Zone
- Road Zone Category 1
- Road Zone Category 2

Figure 2 outlines the distribution of zones across Heidelberg.



## Overlays

The following overlays are relevant to the Heidelberg Activity Centre.

### Built Form Overlays

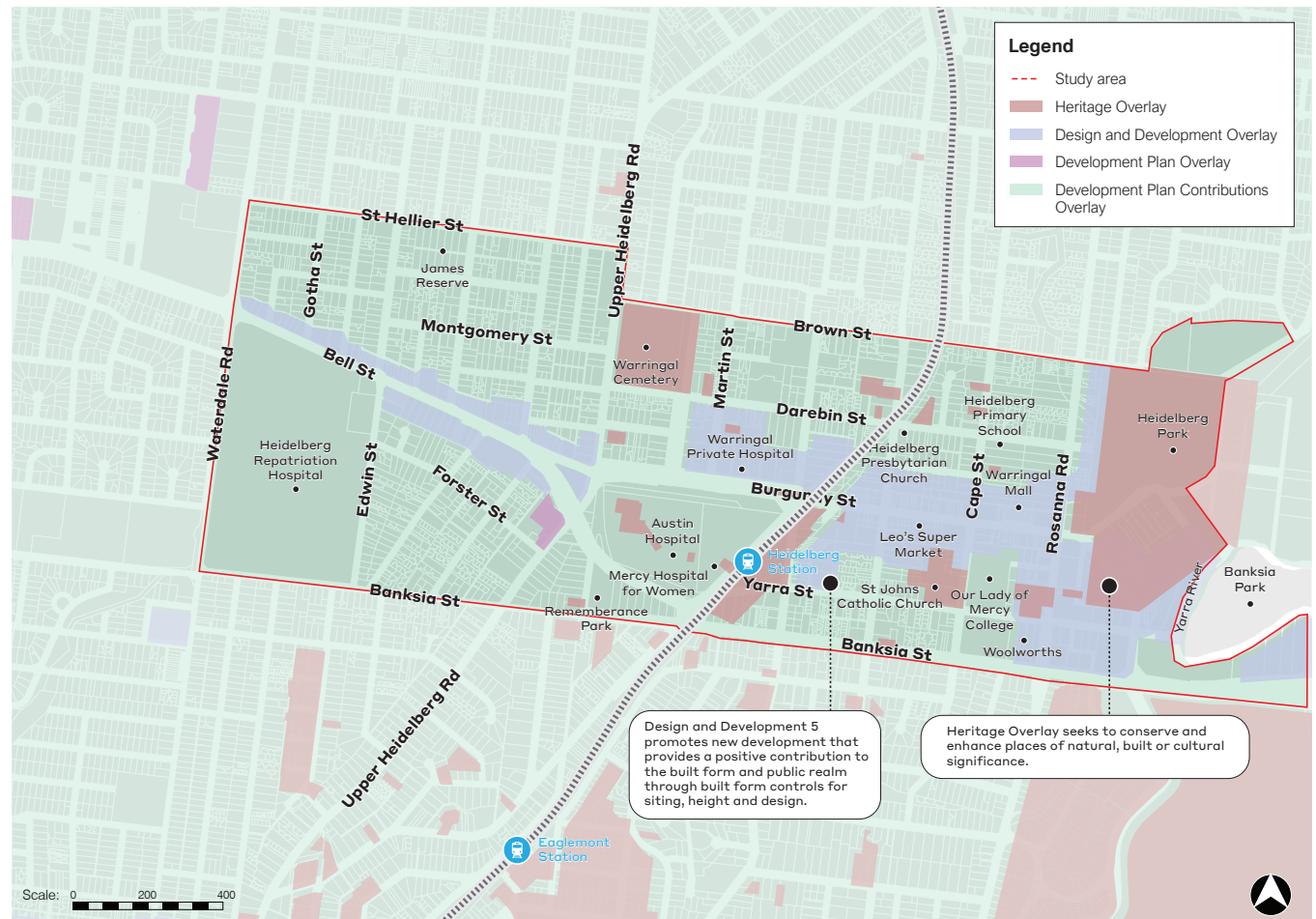
- Heritage Overlay
- Design and Development Overlay
- Development Plan Overlay
- Development Plan Contributions Overlay

### Environmental Overlays

- Environmental Significance Overlay
- Significant Landscape Overlay
- Vegetation Protection Overlay

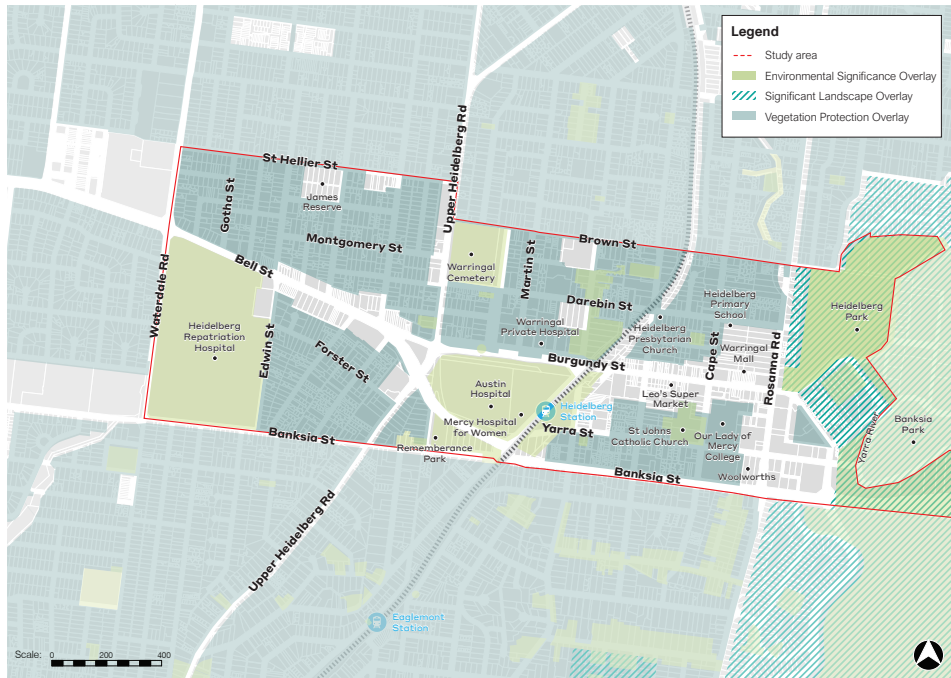
### Other Overlays

- Special Building Overlay
- Land Subject to Inundation Overlay
- Parking Overlay
- Public Acquisition Overlay

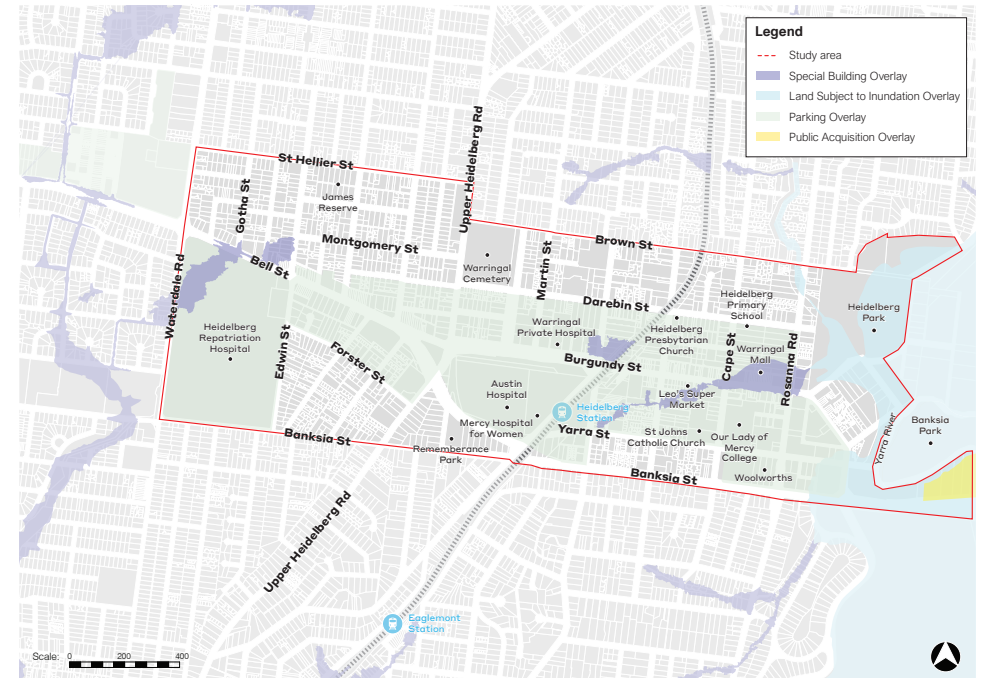


03 Heidelberg Activity Centre Built Form Overlays





04 Heidelberg Activity Centre Environmental Overlays



05 Heidelberg Activity Centre Other Overlays

### Creating a Vision for Heidelberg

As part of the Heidelberg Activity Centre Structure Plan, a vision statement will be developed that will guide the future growth and change of the Activity Centre.

This vision will be framed around the key themes that have emerged as part of community consultation and previous background work. This will include:

- A more vibrant and attractive activity centre.
- Improvements to the existing public realm.
- Enhanced pedestrian connections and safer streets.
- New developments that respond positively to sensitive interfaces and public realm.
- Balance of growth, greening, sustainability and resilience of the Activity Centre.





## 2.0 Background

This section provides an overview of the state and local policy within Banyule City Council's planning scheme that relates to significant views, or the environmental features that may contribute to them. This review of local planning policies also serves as a starting point for understanding what the local community values most about Heidelberg's built and natural environment.

### 2.1 Planning Policy Framework

The Planning Policy Framework (PPF) provides a high level context for planning and decision making across the state of Victoria. It seeks to ensure that the objectives of planning are fostered through appropriate land use and development policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

#### **Clause 12.03-1S River corridors, waterways, lakes and wetlands**

This clause seeks to protect and enhance river corridors, waterways, lakes and wetlands. Key strategies to achieve this include protection of identified environmental values, by ensuring development is sensitively designed and sited.

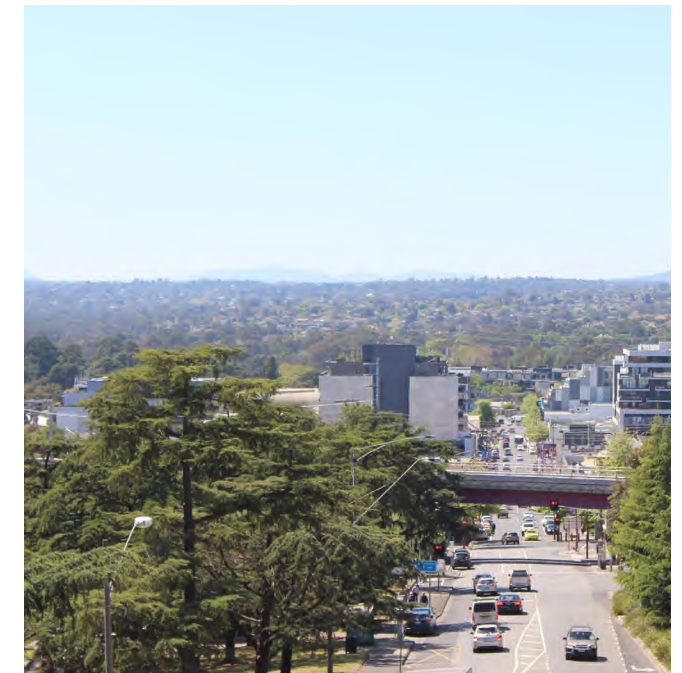
#### **Clause 12.03-1R Yarra River protection**

This clause furthers protection for significant river corridors, with a specific focus on the Yarra River corridor. Importantly, the Clause notes that the appearance of development is subordinate to the local landscape setting, with any views of development being filtered through vegetation.

However, it is noted that any development within the Activity Centre is unlikely to impact on any identified views along the immediate Yarra River corridor, due to its location behind existing tree canopies. Within the Activity Centre, there are no views to the Yarra River.

#### **Clause 12.05-2S Landscape**

This Clause seeks to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.



06 View towards the Burgundy Street Retail Core

## 2.2 Local Planning Policy Framework

### 2.2.1 Municipal Strategic Statement

The Municipal Strategic Statement (MSS) provides a high level overview of the issues, opportunities and values that are of greatest importance to the municipality. The following Clauses of the MSS provide specific guidance relating to views and important environmental features. It is noted that the MSS is currently being translated into the Planning Policy Framework.

#### Clause 21.01 Municipal Profile

The Municipal Profile outlines the locational and strategic context of the City of Banyule. Importantly, it highlights the significant rivers and diverse topography located across the municipality. This includes the Yarra River which meanders along the eastern edge of the Heidelberg Activity Centre, surrounded by dense vegetation and high levels of open space. The diverse topography of the area is also noted, describing a dissected topography that ranges from gently to steeply undulating.

Importantly, this clause identifies that there are substantial areas of indigenous vegetation across the municipality, as well as significant levels of exotic trees and shrubs that together contribute to a high-quality landscape.

#### Clause 21.05 Natural Environment

Clause 21.05 identifies that one of the most prominent natural environmental issues for the municipality, is the impact that development may have on Banyule's unique environmental assets. The environmental assets that require ongoing protection are identified within the Natural Environment Framework Map, and includes the Yarra River corridor to the east of the Heidelberg Activity Centre. This provides a strong basis for the future assessment of significant viewpoints; any that include clear views to or from this valued environmental asset should be protected.

#### Clause 21.06 Built Environment

Clause 21.06 outlines the impacts that new and existing developments of low design or building quality can have on the character and sense of place within neighbourhoods across the municipality. Specifically, the Clause outlines the need to preserve and increase levels of vegetation within new developments, and to ensure that new built form makes a positive contribution to streetscapes and interfaces.

The clause notes that the implementation of Design and Development Overlays (DDOs) are an effective way to control built form outcomes. While not specifically mentioned within the clause, certain views are of high significance to the local community, and should be considered as a key contributor to character and therefore protected by a DDO.



### Clause 21.08 Local Places

Clause 21.08 outlines locations within Banyule that are considered to have strategic significance and outlines strategies and objectives to facilitate development within them. Importantly, the clause outlines that the Heidelberg Activity Centre is set within an undulating and vegetated urban landscape, featuring mature vegetation that is often prominent along ridgelines. It is also noted that Burgundy Street forms a valley-floor, featuring easterly views to the Yarra parklands. The Dandenong Ranges serve as a distant backdrop to this view. To the west, the valley is edged by mature-treed ridgelines and streetscapes that are punctured by the Austin Hospital complex.

One of the key strategies outlined within this Clause is to promote higher density development within the Activity Centre that does not compromise this existing view from the public realm.

### 2.2.2 Local Planning Policies

Local Policies sit within Banyule's Local Planning Policy Framework (LPPF), and provides high level requirements for land use planning and development applications.

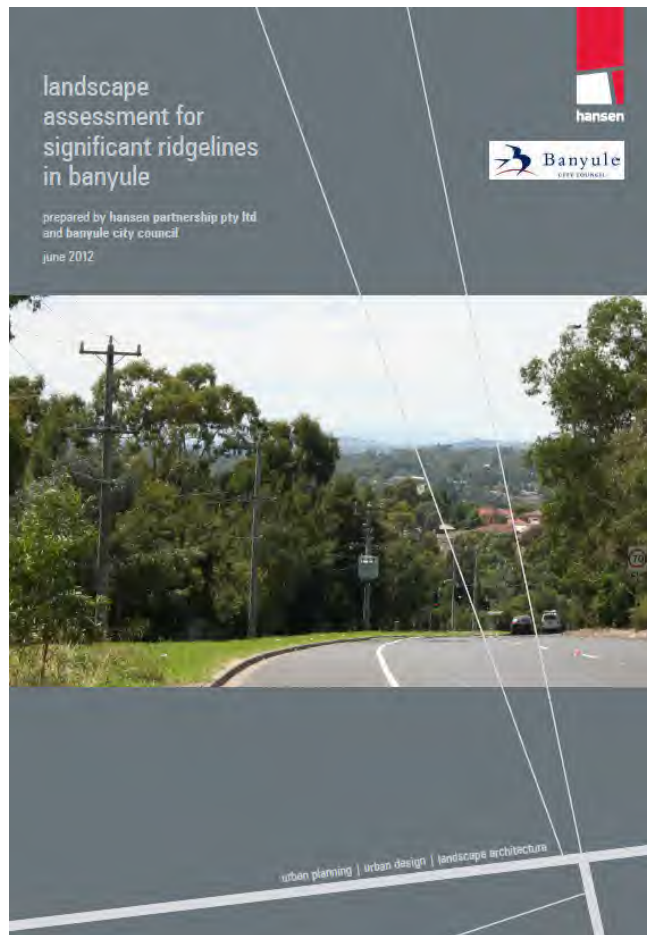
#### Clause 22.02 Residential Neighbourhood Character Policy

This Residential Neighbourhood Character Policy outlines the objectives and design responses for development located within Banyule's residential neighbourhoods. In general, the policy requires that new development ensures that long distance views are retained. This guidance applies to most of Banyule's Neighbourhood Character Areas. Specific views are also noted in some locations, however these are not located within the Heidelberg Activity Centre.



07 View from the Hospital Complex

## 2.3 Strategic Documents



### 2.3.1 Landscape Assessment for Significant Ridgelines in Banyule (2012)

This study outlines the significant ridgelines found across the City of Banyule, and considers how they can be protected and improved. Key findings of the study included the identification of three ridgelines of regional and local significance. Of most relevance to the Heidelberg Activity Centre is the Heidelberg-Eaglemont ridgeline that separates the Burgundy Street commercial precinct in the east from the Bell Street retail precinct in the west.

This ridgeline features continuous, vegetated hilltops, with dwellings that sit below the canopy. The presence of larger buildings including the Austin Hospital and existing development within the Burgundy Street retail centre serve as striking foregrounds to the ridgeline.

The study identifies a number of significant views of the Heidelberg-Eaglemont ridgeline, which include:

- Areas around the southern sections of the Yarra River Corridor, including residential areas of Heidelberg.
- Areas around the apex of the Heidelberg-Eaglemont ridgeline, including in Heidelberg and Heidelberg West.

The study recommends a number of amendments to the planning scheme that focus on the protection of vegetation along identified ridgelines. These changes include:

- Updates to the Municipal Strategic Statement; including key issues, objectives and strategies that relate to the significance of the ridgelines, and how dwellings should respond to them.
- New overlays; Including an Environmental Significance Overlay or Significant Landscape Overlay.
- New policies; including a new Local Planning Policy focused on tree protection, planting and landscaping.

This study has been included as a background document to Banyule's Neighbourhood Character Policy at Clause 22.02, with relevant information referenced in Neighbourhood Character Areas.



### 2.3.2 Heidelberg Structure Plan (2010)

The Heidelberg Structure Plan was completed in 2007, and subsequently updated in 2010. The Structure Plan seeks to guide the future growth and development of the Activity Centre, focusing on key themes including access, public realm, built form, land use and identity.

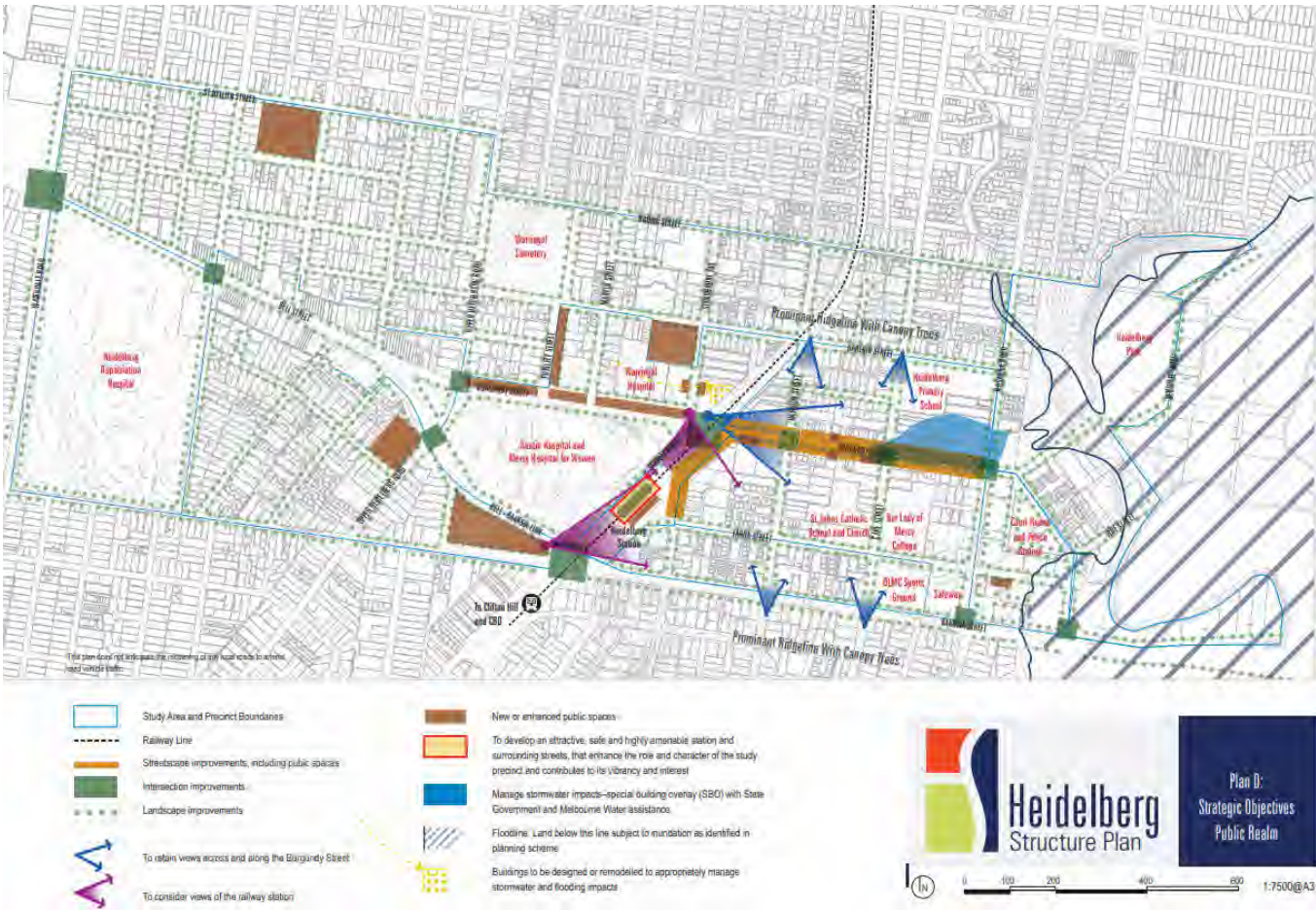
Of most relevance to this study is the strategic objective outlined under Theme 2: Public Realm, which outlines the need to retain views across and along the Burgundy Street valley and to consider views of the railway station.

As part of this, the Structure Plan identifies 5 key views that need to be retained. These are located on Darebin Street, Banksia Street and the western end of Burgundy Street. The Structure Plan also identifies two views of the railway station that should be considered, which are viewed from the intersection of Banksia Street and Upper Heidelberg Road, as well as the intersection of Burgundy Street and Upper Heidelberg Road.

Strategies outlined to protect these views include the need to ensure built form is designed to consider them. The Structure Plan outlines a number of setback guidelines that have since been translated into Design and Development Overlay Schedule 5. This overlay also includes varied height controls across the Activity Centre. It is noted that although these controls do not specifically address the protection of existing views, increased provision of building setbacks and limits on maximum building heights may result in the retention of views in some instances.



The image opposite indicates the location of viewpoints identified within the 2010 Structure Plan. These viewpoints will provide a starting point for this study's preliminary views analysis.





### 2.3.3 Heidelberg Activity Centre Liveability Study (2020)

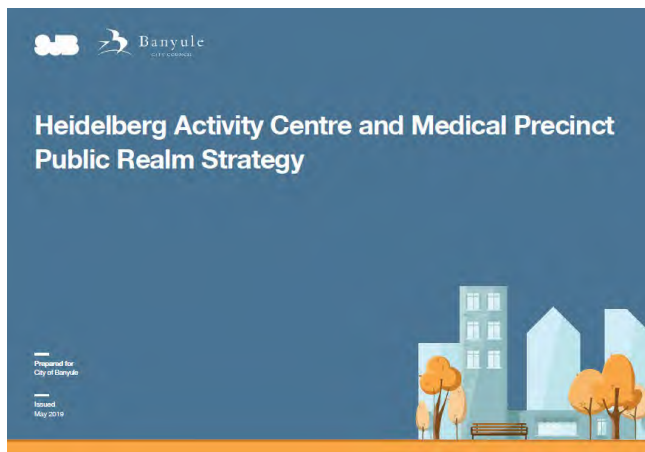
The Heidelberg Activity Centre Liveability Study seeks to identify how the Activity Centre is currently performing in relation to housing, movement, public realm, community facilities and the local economy.

Key findings of relevance to this study include the value placed on elements of the natural environment (including natural features, views, vegetation, topography, water and wildlife) by the wider community.

General condition of public open spaces including street trees and parks, protection of the natural environment and landscaping of the natural environment are also identified as being highly valued by the public.

The adjacent table ranks the respondents priorities for different aspects of the neighbourhood to identify what is most important to them in their ideal neighbourhood.

RANK	ATTRIBUTE	% OF n
#1	Walking/jogging/bike paths that connect housing to communal activity (shops, parks etc.)	56%
#2	Elements of natural environment (natural features, views, vegetation, topography, water, wildlife etc.)	55%
#3	General condition of public open space (street trees, footpaths, parks etc.)	54%
#4	Protection of natural environment	52%
=#5	Landscaping and natural elements (street trees, planting, water features etc.)	49%
=#5	Access to neighbourhood amenities (cafes, shops, health and wellness services etc.)	49%



### 2.3.4 Heidelberg Activity Centre Public Realm Strategy (2012)

The Heidelberg Activity Centre Public Realm Strategy seeks to identify areas that contribute significantly to the quality of spaces within the public realm. These areas include open spaces, pedestrian links, transport reserves and streetscapes.

Of relevance to this Views Assessment, the Public Realm Strategy identifies the evolution of Heidelberg, outlining its change from pre-contact, post-contact and current times. Included in this are historical images that depict a fertile, green, undulating landscape that has dramatically changed over time.

Examples of this are depicted in the images opposite.



09 The Evolution of Heidelberg (extract from the Public Realm Strategy)



08 The Evolution of Heidelberg (extract from the Public Realm Strategy)



Further, the strategy identifies a number of key vistas and viewlines that should be protected from obstruction by new development.

These views are identified in the figure opposite. However, the strategy does not detail the values of these views.



## 2.4 Historical Views

The development of the Heidelberg Activity Centre is depicted in a number of artworks from the 1840s through the 1910s, which demonstrate the historical development of the Activity Centre over time.

These artworks help to illustrate the historical significance of particular view lines and vantage points across the Activity Centre.

Long range views encompassing valleys and vistas, along with tree-lined ridgelines and the Dandenong Ranges beyond, have always been a part of Heidelberg's story. Drawing out the value of these key attributes will assist in protecting them into the future.



10 Heidelberg, Warringal, showing Banyule Homestead (Robert Hoddle 1847)



11 Heidelberg, sketch by Woodhouse (SLV, 1880)



12 Heidelberg (SLV, 1890)





13 View across Heidelberg showing Old England Hotel (HHS, 1900)



14 Burgundy Street, looking west (Heidelberg Historical Society, 1913)

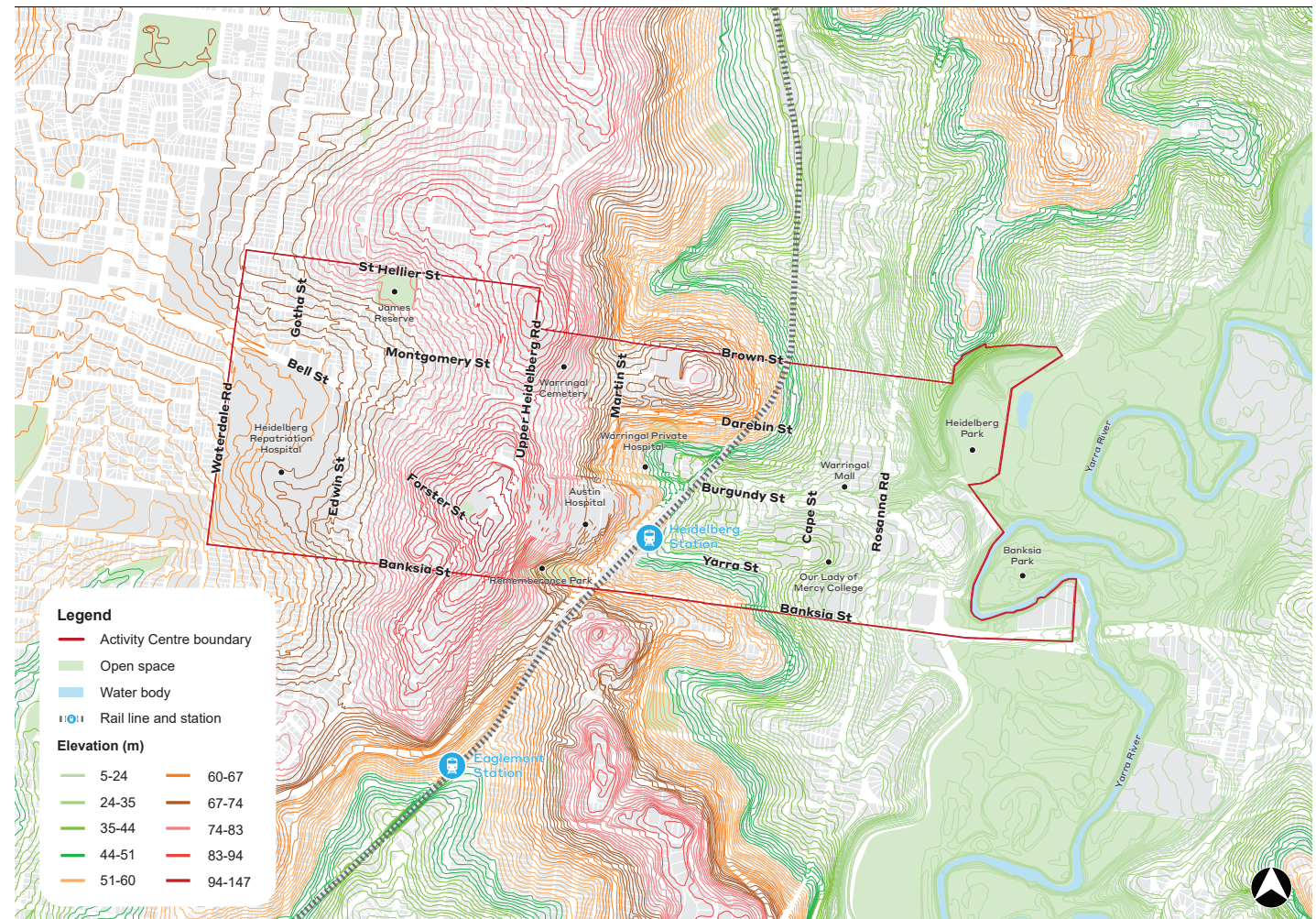
## 3.0 Attribute Mapping

### 3.1 Landform

The Heidelberg-Eaglemont ridgeline runs through the centre of the Activity Centre, creating a distinct split between the east and west. As depicted in the figure opposite, the apex of this ridgeline closely follows the alignment of Upper Heidelberg Road, extending partly to the north of Darebin Street. West of the ridgeline, a gradual slope down to Bell Street affords views down the road and towards Melbourne's northern suburbs.

To the east of the ridgeline, a steep drop in altitude results in dramatic views that are framed by the Dandenong Ranges in the distance, and featuring landmarks such as the Austin Hospital and the Burgundy Street retail precinct in the immediate foreground.

Views back to the apex of the ridgeline are also prominent from the western and eastern edges of the Activity Centre. The most dramatic of which being found along Burgundy Street and within some parts of the Heidelberg Gardens.





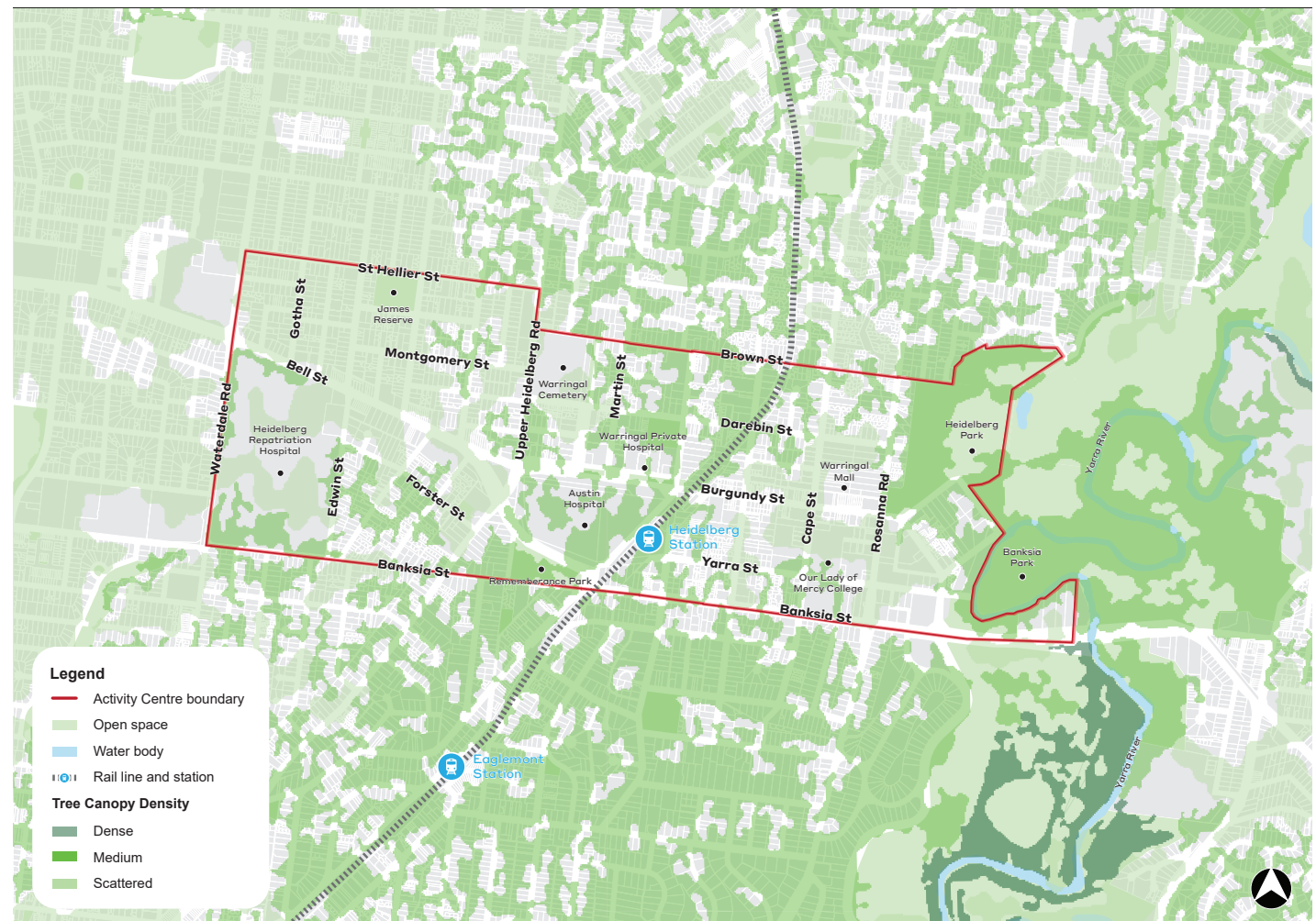
## 3.2 Tree Canopy

The Heidelberg Activity Centre features a varied level of density in its existing tree canopies. As outlined in the figure opposite, much of the built up residential and commercial areas are considered to have scattered tree canopy densities. In these areas, canopies are generally made up of occasional street trees and mature dense vegetation within the private realm.

Medium levels of tree canopy density are present along the Heidelberg-Eaglemont ridgeline through the centre of the Activity Centre, as well as in Heidelberg Gardens to the east. In these locations, street trees are planted more frequently, and gardens generally feature higher levels of planting.

The most dense levels of tree canopy are found just to the south of the Activity Centre, along the Yarra River corridor, where users can feel quite enclosed and the built form within the Activity Centre cannot be seen.

It is noted that tree protection is provided in parts of the study area through VPO5 and SLO1 which require a planning permit for the removal of vegetation.





### 3.3 Public Parks and Spaces

A number of publicly accessible spaces are present across the Heidelberg Activity Centre, from which the opportunity for views is afforded. The following list of locations are considered to be where higher levels of people might congregate, forming a sense of identity defined by any views that are present.

These locations include:

- Heidelberg Station
- Fred Lasslet Reserve
- Burgundy Street
- Heidelberg Gardens
- Remembrance Park
- James Reserve
- Service Reserve
- Warringal Cemetery



## 4.0 Methodology

This Views Assessment is a baseline study that establishes the existing nature of the visual environment and locations of views within the Heidelberg Activity Centre.

The methodology used to undertake this Views Assessment is derived from, and is consistent with, the Guidelines for Landscape and Visual Impact Assessment, third edition, *Landscape Institute and Institute of Environmental Management & Assessment*, 2013.

### Views and Visual Amenity

When the interrelationship between people and the landscape is considered, this introduces related but very different considerations, notably the views that people have and their visual amenity. This means the overall pleasantness or association of the view they enjoy, in their surrounding (GLVIA3, 2013).

In order to assess any visual impacts from proposed future development, firstly an assessment of specific views and the general visual amenity experienced by people must be assessed.

### Professional Judgement

Professional judgement is an important part of any Views Assessment. While there is some scope for quantitative measure, much of the assessment relies on qualitative judgement. Given this, there is a need for the judgements that are made, to be reasonable and based on clear and transparent methods. This ensures

that the reasoning applied throughout the process can be traced and examined by others if necessary.

### Heidelberg Activity Centre Views Assessment Methodology

The following stages, sets out the methodology for which this Views Assessment was undertaken.

#### 1. Desktop Review / Values Attached to Views

Values should inform the experience of views and often include (but not be limited to):

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through established planning policy.
- Indicators of the value attached to views by visitors, for example through appearances in literature, historic artwork or writing, tourist information and/or public places of enjoyment such as parklands or community gathering spaces.

A desktop review will be undertaken to determine the values of most relevance to subsequently identify important views and settings within, to and from the Heidelberg Activity Centre (and that may have implications for the future development of the Heidelberg Activity Centre).

This includes:

- Review relevant legislation, policy and strategic documents

- Previous relevant community engagement responses/outcomes
- Historical material including artworks and literature
- GIS data sourced from Vic DataMart and provided by Council

#### 2. Mapping of Attributes

As part of the baseline study, physical attributes will be mapped to inform the identification of preliminary viewpoints, including:

- Landform
- Tree Canopy
- Open Spaces – publicly accessible
- Public Domain – streets and community gathering points/break out spaces

As many factors other than terrain will influence actual as opposed to theoretical viewpoints, a site survey is considered necessary to ground truth all identified preliminary viewpoints.

#### 3. Defining a View

Views occur over distance, and through 'view planes', and comprise a foreground, middle-ground and background. The qualities or components of the foreground, middle-ground and background help to define what is important about a view, and changes within those 'planes' will alter the qualities and characteristics of a view.

Views are sensitive to changes within the natural and built environment and are affected by weather variations and seasonal vegetation changes.

The following should be noted when defining a view:

#### *Viewing Location*

The point or area from which the view is seen.

#### *Viewing Distance*

Description of the attributes within the view and a description of what can be seen in the:

- Foreground
- Middle Ground
- Background
- Backdrop

#### *View Type*

- *Point to Point View (or Vista)* - A directed view from a particular point in the landscape, to another point of interest, such as a landmark or feature.
- *Point to Area View (or Panorama)* - A general view from a particular point in the landscape, to a wide area.
- *Area to Point View (or Vista)* - A directed view from a general area to a point of interest, landmark or feature in the landscape.
- *Area View (or Panorama)* - A view from a general area to a wide area, or a general view from one area

to another.

- *View Corridor* - A transient or sequence of views, as viewed from a footpath or moving vehicle.

### **4. Identify Preliminary Viewpoints**

Informed by the desktop review and the attribute mapping, preliminary viewpoints will be identified and be inclusive of locations within and surrounding the Heidelberg Activity Centre.

Criteria for identifying preliminary viewpoints include consideration of the following:

- The view is widely promoted, well known, and popular with locals and visitors to the area. It is a view of note that is available from a publicly accessible location.
- The view or viewing location is important for its other cultural values, including historic, environmental, scientific or other values.
- The view is ordinarily publicly accessible.

These views will be tested with key Council Officers in a 'Preliminary Views Workshop', to further discuss the identified viewpoint locations and the valued visual characteristics, prior to undertaking a detailed site survey.

### **5. Detailed Site Survey**

A detailed site survey is essential in providing an accurate baseline assessment of visibility, and to assess and ground truth preliminary viewpoints. The site survey process included:

- Accurately mapping and cataloguing viewpoint locations and the direction and area covered by the view. The information will be sufficient for someone else to return to the exact location and record the same view.
- The site survey (and recorded/captured photos) will assume that the observer eye height is 1.65 metres above ground level, based on the midpoint of average heights for men and women.
- The photos will be captured using a Nikon D5600, which has a cropped sensor with a crop factor of 1.5x. Given this, a lens length of 29mm will be used to replicate the 'human eye' view with this camera.



## 6. Determine the Significance of Views

The significance of views will be assessed against identified values using a rating system.

*Rating 3* – The view has a strong relation to the Activity Centre aesthetic, social and cultural values.

*Rating 2* - The view has a moderate relation to the Activity Centre aesthetic, social and cultural values.

*Rating 1* - The view has a limited or no relation to the Activity Centre aesthetic, social and cultural values.

Based on this system, the accumulative 'total' for each view will inform the overall identified significance:

*Low Significance* - cumulative score of 1-7

*Medium Significance* - cumulative score of 8-14

*High Significance* - cumulative score of 15-21

Key views will be determined as those views that demonstrate high significance i.e. aesthetic, social and cultural values, of the Activity Centre, as identified in existing local policy, previous community consultation and previous technical reports. These views will be assessed in further detail, identifying sensitivity for change and any potential management issues for future retention i.e. built form controls.

Views identified as medium significance will be considered notable. These views are identified to be secondary views and should be considered when assessing any future development within the identified viewing cone.

## Describing & Assessing Views

Characteristic	Description
<b>Viewing Location</b>	A brief description of the viewing location
<b>Type of View</b>	A description of the direction of the view and type of view
<b>Description of View</b>	A description of what can be seen in the foreground, middle ground, background and backdrop
<b>Physical Components</b>	A description of the physical components of the setting, for example, landforms, vegetation, water, built form etc.
<b>Experiential/Sensory Components</b>	A description of how the view responds to the sense of place, particularly when considering the heritage values
<b>Aesthetic Attributes</b>	<b>Aesthetic attributes have been considered in relation to compositional qualities, visual interest and rarity of the views as follows</b>
<b>Composition</b>	The 'structure' or compositional qualities of the view. For example, a classic vista or a point to area panorama. Views can be balanced, both horizontally and vertically; a 'picture postcard' view. The focal point of the view might be centred, and elements in the foreground, middle ground and background, might be equally weighted. The view may be framed by elements to the viewer's left and right, and may be an 'iconic' view that is instantly recognisable or well known.
<b>Visual Quality</b>	The view may be compelling or inspiring for its visual qualities, including a built or landscape feature (that may be the focal point of the view), or a collection of built or landscape features; visual variety and contrasts; and other elements such as colour, texture etc.
<b>Rarity</b>	The view may be a 'one-off' or rare view and it, or a similar view, is not available nearby. The view itself may also contain a rare element that is not prevalent in other views from within the Activity Centre.
<b>Values Significance</b>	A consideration of the significance of the view.
<b>Sensitivity of Change/ Management Notes</b>	Determine the level of sensitivity to change of the view. A higher number of values present within a view will affect its ability to accommodate increased levels of change. Sensitivity ratings can be low, medium and high. Brief commentary on considerations for potential built form controls.

## 5.0 Heidelberg Views

### 5.1 Overview

#### Identifying Preliminary Views

Prior to conducting the site survey, a number of preliminary views were identified through desktop analysis of key attributes. These preliminary views formed the basis of the site survey. Full details of the preliminary viewpoints are included at Appendix A of this report.

#### Identifying Key Values

Following the completion of the site survey, each preliminary view was assessed based on how well it exemplifies specific values. These values are outlined below:

##### *Volume and Frequency*

The number of people that would see the view, and how often they would see the view. High scoring views will have large numbers of people within range of the view at multiple times of the day.

##### *Topography*

The rate that the elevation of land falls or rises across the extent of the view. High scoring views will have dramatic rises or falls in topography.

##### *Continuous Canopy Cover or Stand of trees*

Presence of trees and other vegetation that form a clear canopy, or a series of mature trees planted in a uniform way. High scoring views will have dense tree canopies, or will feature stands of mature trees in the view cone.

##### *Ridgelines*

Distinct line of flat land at the apex of a topographical peak. High scoring views will feature significant identified ridgelines including the Heidelberg-Eaglemont Ridgeline.

##### *Long Range Views*

Clear views to identifiable features in the distance. High scoring views will feature the Dandenong Ranges, or the prominent built form of the Doncaster/Box Hill Activity Centres as a backdrop.

##### *Landmark Building*

A building of historical or civic importance. High scoring views will feature clear views to landmark buildings in the foreground/middleground.

##### *Historical Significance*

Elements of the view are identifiable in historic artworks. High scoring views will share attributes with an identified historical artwork.

#### Assessment of Key Values

Each value is given a score based on how prominent it is within a view. The scores are:

- **1:** Value is not present
- **2:** Value is present, but partially obstructed
- **3:** Value can be seen in full.

The significance of each view is determined based on the total cumulative score for each value. Significance ratings are:

- **Low Significance:** cumulative score of 1-7
- **Medium Significance:** cumulative score of 8-14
- **High Significance:** cumulative score of 15-21

For full assessments of each preliminary view, refer to Appendix B of this document.

#### Revised List of Significant Views

Following the values assessment, each preliminary view has been ranked against the following order of significance:

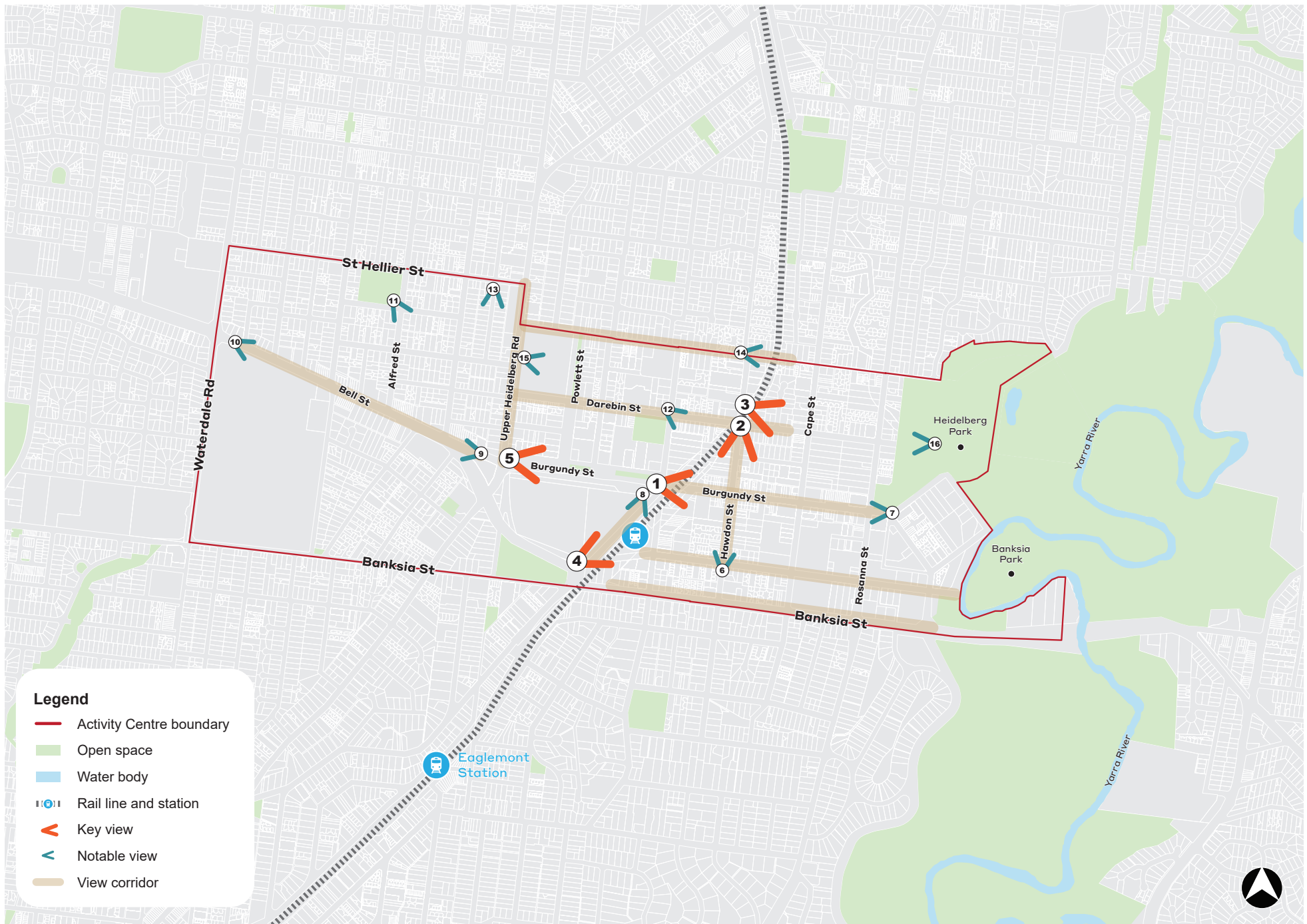
- **Key View** - preliminary views with a high significance rating (high).
- **Notable View** - preliminary views with a medium significance rating (medium).

Preliminary views with a low significance rating have been excluded from the revised list of significant views.

In addition, View Corridors have been identified to mark areas from which a Key or Notable view can continue to be seen, but is less prominent due to changing topography, or obstruction from vegetation or existing development.

The revised views are identified in the map opposite, and on the following pages.

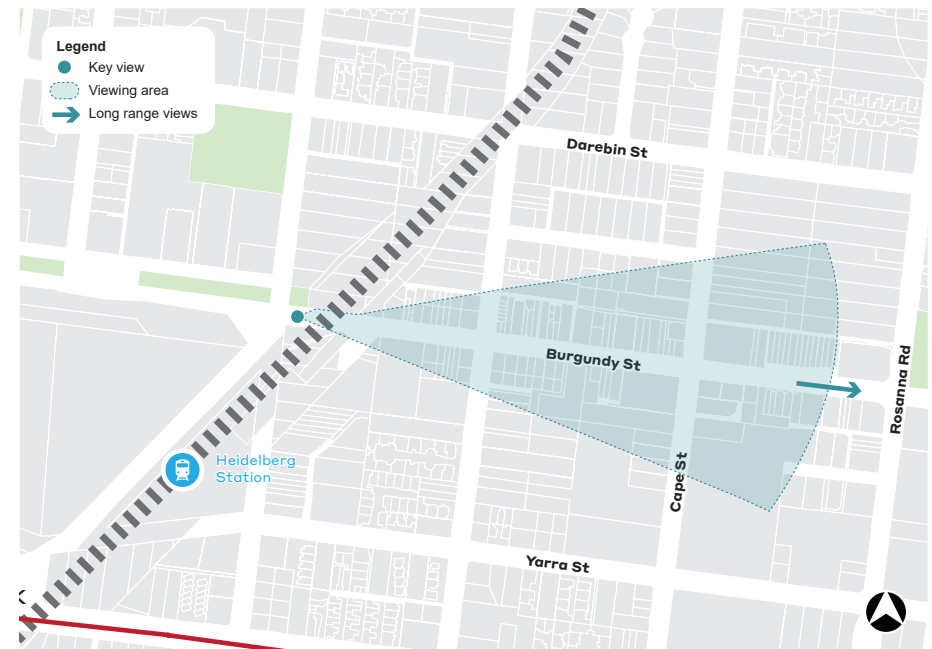




## 5.2 Key Views

### 5.2.1 1. Burgundy Street and Stradbroke Avenue

Characteristic	Description
<b>Viewing Location</b>	Located at the centre of the pedestrian crossing over Burgundy Street, on the eastern side of the intersection with Stradbroke Avenue.
<b>Type of View</b>	Looking north-east, point to area view.
<b>Description of View</b>	<b>Foreground:</b> Historic rail bridge, pedestrian pathway and surface of road. <b>Middleground:</b> Low rise commercial buildings, street trees. <b>Background:</b> Mid rise residential development. <b>Backdrop:</b> Residential hinterland and tree-lined ridgelines.
<b>Physical Components</b>	Land slopes gently to the east, down Burgundy Street. Mix of low and mid rise commercial and residential development fronting the northern and southern sides of Burgundy Street. Street furniture, footpaths and regularly planted street trees line both sides of Burgundy Street.
<b>Experiential/Sensory Components</b>	Built form either side of Burgundy Street frames the long range view. Existing mid rise development obscures the remainder of the long range views. Strong sense of place, evident from historic artworks depicting this streetscape in the 1910's, as well as through the volume of people who would observe this view as part of their daily travel.
<b>Composition</b>	Point to area view over Burgundy Street and the residential areas beyond. The view is unevenly balanced, with physical components present on the horizontal and vertical axis. The focal point of the view is centred, comprising the taller built form and the long range view. The view is framed by the rail bridge, and the existing built form along Burgundy Street. The view is considered to be 'iconic' to Heidelberg, due to the presence of the rail bridge and the panorama across the Activity Centre.



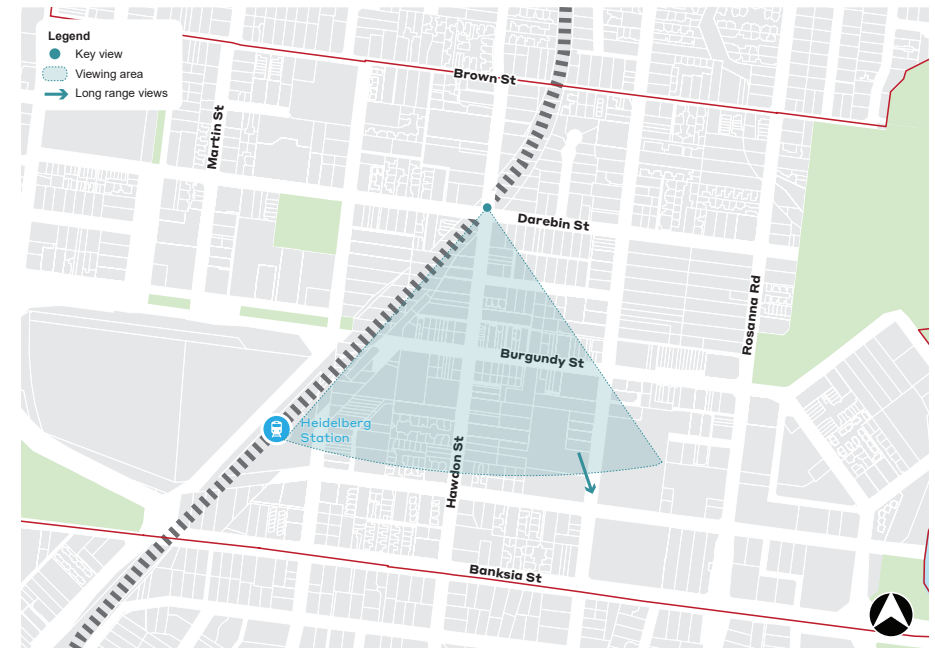
Characteristic	Description
Visual Quality	High visual quality of the Burgundy Street Retail Precinct set against the backdrop of long range views.
Rarity	Rare within its context. There are similar views along the Burgundy St corridor, however these would not include the element of view framing afforded by the rail bridge.
Values Significance	<b>High</b> - The view incorporates values of high significance including volume & frequency, historical significance (rail bridge), varied topography, ridgelines, long range views and landmark buildings.
Sensitivity of Change/ Management Notes	The view is considered to be of <b>Medium Sensitivity</b> to change. Further development of mid-rise residential dwellings along Burgundy Street will contribute to the framing of the long range view. Higher buildings may impact the extent of the long range view slightly, but would not affect the focal point of the view at the end of Burgundy Street.





## 5.2.2 2. Hawdon Street and Darebin Street

Characteristic	Description
<b>Viewing Location</b>	Located at the centre of the pedestrian crossing over Hawdon Street, on the northern side of the intersection with Darebin Street.
<b>Type of View</b>	Looking south, point to area view.
<b>Description of View</b>	<b>Foreground:</b> Road surface and roundabout at intersection of Hawdon and Darebin Streets. <b>Middleground:</b> Low rise residential dwellings, mid rise residential development, street trees. <b>Background:</b> Vegetated ridgeline to the south of the Activity Centre. <b>Backdrop:</b> Glimpses of the residential hinterland.
<b>Physical Components</b>	Land slopes down to the south along Hawdon Street. Mostly low rise residential development and a single mid rise development is present across the area view. Significant canopy coverage is present in the background, along the ridgeline.
<b>Experiential/Sensory Components</b>	Hawdon Street splits the area view east and west, and draws the viewers eye towards the top of the ridgeline to the south. Existing mid rise development obscures a significant portion of the surrounding low rise residential development, but does not impact long range views.
<b>Composition</b>	Point to area view across the Burgundy Street valley floor and the residential areas to the south. The view is evenly balanced, with a strong alignment along the vertical axis, due to the location of Hawdon Street within the view. The focal point of the view is centred, comprising the apex of the ridgeline, and the valley floor below.

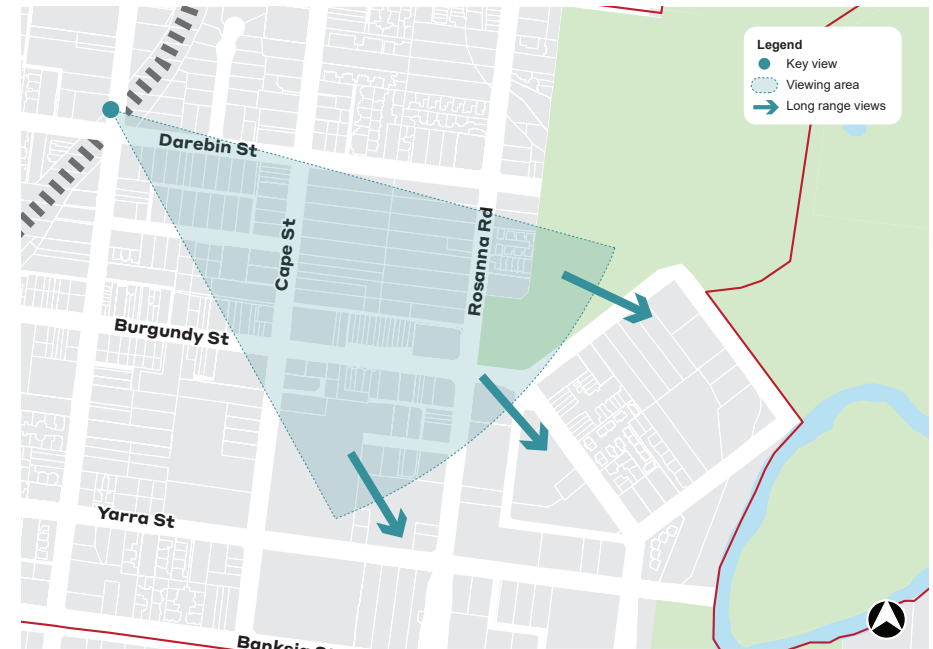


Characteristic	Description
Visual Quality	High visual quality of the Burgundy Street valley floor set against the backdrop of the tree lined ridgeline.
Rarity	Rare within its context. There are similar views along Darebin, Yarra and Cape Streets, however these are largely obstructed by mid rise development and vegetation.
Values Significance	<b>High</b> - The view incorporates values of high significance including varied topography, ridgelines, historical attributes (long range views to the Dandenong Ranges) and long range views.
Sensitivity of Change/ Management Notes	The view is considered to be of <b>High Sensitivity</b> to change. Further development of mid-rise residential dwellings along Burgundy Street will significantly impact both the view to the ridgeline and the long range views in the backdrop. Development on the northern end of Hawdon Street could potentially block the majority of the existing view.



### 5.2.3 3. Hawdon Street

Characteristic	Description
<b>Viewing Location</b>	Located on the pedestrian footpath on Hawdon Street, on the north-western corner of the intersection with Darebin Street.
<b>Type of View</b>	Looking south-east, point to area view.
<b>Description of View</b>	<b>Foreground:</b> Road surface and pedestrian footpath at intersection of Hawdon and Darebin Streets. <b>Middleground:</b> Low rise residential dwellings, canopy coverage. <b>Background:</b> Mid rise residential development located within the Activity Centre. <b>Backdrop:</b> Clear, long range view to the Dandenong Ranges and the Box Hill and Doncaster Activity Centres.
<b>Physical Components</b>	Land in the foreground is relatively flat, but quickly gives way behind the single storey dwellings to afford a clear long range view. Significant canopy coverage is present in the backdrop, along the ridgelines and within the residential hinterland.
<b>Experiential/Sensory Components</b>	The long range view is currently unobstructed, however the presence of mid rise residential development in the background gives the sense that the view is beginning to change.
<b>Composition</b>	Point to area view across the Burgundy Street valley floor and the residential areas to the south-east. The view is evenly balanced across the horizontal axis, with a vegetated landscape contrasting against a clear blue sky. The focal point is the long range area view, including the Dandenong Ranges and the Box Hill and Doncaster Activity Centres.





Characteristic	Description
Visual Quality	High visual quality of the Burgundy Street valley floor set against a clear long range view.
Rarity	Rare. No other locations within the Activity Centre afford such a wide area view that is not obstructed by development or vegetation.
Values Significance	<b>High</b> - The view incorporates values of high significance including varied topography, ridgelines, and long range views and historical significance (long range views to ridgelines and broader area).
Sensitivity of Change/ Management Notes	The view is considered to be of <b>High Sensitivity</b> to change. Further development of mid-rise residential dwellings, particularly along Burgundy Street, Cape Street and Cartmell Street will significantly impact the long range view. Development on the southern side of Darebin Street could potentially block the majority of the existing view.



## 5.2.4 4. Studley Road and Bell Street

Characteristic	Description
<b>Viewing Location</b>	Located on the pedestrian footpath on Studley Road, on the north-western corner of the intersection with Bell Street.
<b>Type of View</b>	Looking north-east, point to point view.
<b>Description of View</b>	<b>Foreground:</b> Road surface and pedestrian footpath, car park entrance to the Austin Hospital. <b>Middleground:</b> Studley Road, stand of trees over the rail line. <b>Background:</b> Heidelberg Station. <b>Backdrop:</b> Canopy cover, and a glimpse of a long range view to the north.
<b>Physical Components</b>	Land in the foreground is gently sloping down Studley Road. Significant canopy coverage is present in the middleground, obstructing views to Burgundy Street. Heidelberg Station and its platforms sit prominently in the centre. Long range views to the Dandenong Ranges and residential hinterland are afforded in part.
<b>Experiential/Sensory Components</b>	The point to point view to Heidelberg Station is unobstructed, sitting below the horizon. Existing canopy cover and stand of trees create a sense of isolation between this view and the rest of the Activity Centre.
<b>Composition</b>	Point to point view to Heidelberg Station, which serves as the view's focal point. Canopy coverage is present along the horizontal axis of the view, separating the road and station from the long range view and open sky.



Characteristic	Description
Visual Quality	High visual quality of Heidelberg Station, set amongst the stand of trees and below a partial long range view.
Rarity	Rare within its context. While other locations afford clear views to Heidelberg Station, they don't feature consistent canopy cover or long range views.
Values Significance	<b>High</b> - The view incorporates values of high significance including ridgelines, long range views, canopy cover, historical significance (station building and long range views of the Dandenong Ranges) and landmark buildings.
Sensitivity of Change/ Management Notes	The view is considered to be of <b>Medium Sensitivity</b> to change. While development will not impact the view to Heidelberg Station, there is potential for new buildings located along Hawdon Street to penetrate the tree canopy in the backdrop.



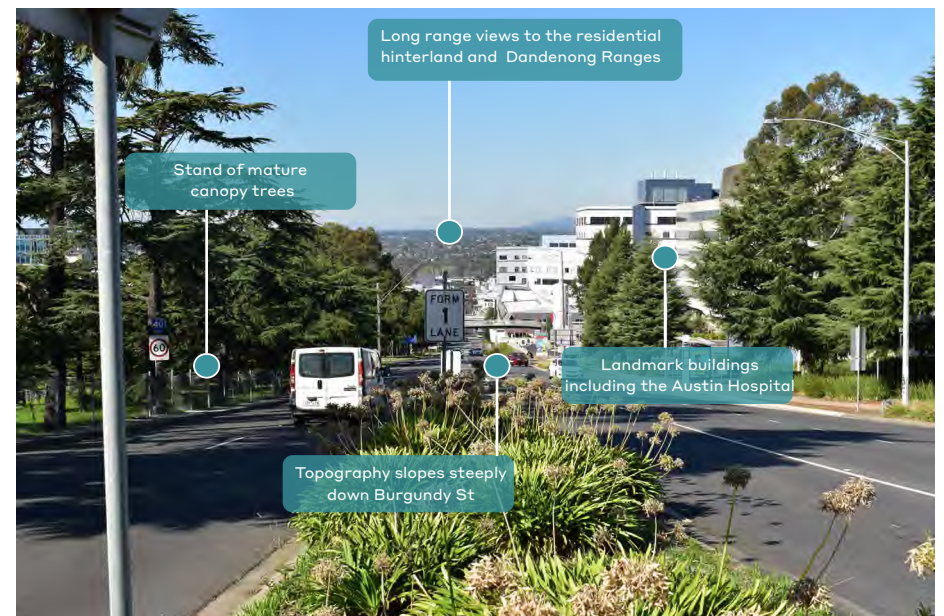


## 5.2.5 5. Upper Heidelberg Road and Burgundy Street

Characteristic	Description
<b>Viewing Location</b>	Located at the centre of the pedestrian crossing on Upper Heidelberg Road, on the intersection with Burgundy Street.
<b>Type of View</b>	Looking east, point to area view.
<b>Description of View</b>	<b>Foreground:</b> Road surface and median strip planting. <b>Middleground:</b> Stand of trees on both sides of Burgundy Street. <b>Background:</b> The Austin Hospital to the right of the view, and the Burgundy Street valley floor just behind. <b>Backdrop:</b> Residential hinterland, tree-lined ridgelines and glimpses of the Dandenong Ranges.
<b>Physical Components</b>	Land in the foreground slopes steeply east down Burgundy Street. Significant canopy coverage is present in the middleground, obstructing views to the medical precinct.
<b>Experiential/Sensory Components</b>	The expansive area view is relatively unobstructed, as it sits at the end of the Burgundy Street corridor. High volumes of pedestrian and vehicle traffic experience this view at all hours of the day.
<b>Composition</b>	Point to area view to the valley floor and beyond. The stand of mature trees on both sides of Burgundy Street frames both the long range view and the view to the valley floor.



Characteristic	Description
Visual Quality	High visual quality of the Burgundy Street retail precinct and the valley floor, set against the vegetated ridgelines of the long range view.
Rarity	Rare within its context. While other locations afford similar views, they are often obstructed by vegetation or existing development.
Values Significance	<b>High</b> - The view incorporates values of high significance including ridgelines, long range views, canopy cover, historical significance (long range views of the Dandenong Ranges and the broader area) and landmark buildings.
Sensitivity of Change/ Management Notes	The view is considered to be of <b>Low Sensitivity</b> to change. As the vantage point is at the apex of the ridgeline, new developments could still be built to a significant scale before they would begin to impact on the long range views.



## 5.3 Notable Views

The following viewpoints achieved a medium significance rating and have therefore been identified as Notable Views. Notable views should be considered when assessing any future development that may have an impact. The following Notable Views have been identified within the Activity Centre:

### 6. Hawdon Street & Yarra Street

View across the Burgundy Street retail precinct and valley floor.



### 7. Heidelberg Gardens & Burgundy Street

View west up Burgundy Street, to the apex of the Heidelberg-Eaglemont ridgeline.



### 8. Burgundy Street & Studley Road

View south to Heidelberg Station from the pedestrian footpath.



### 9. Bell Street East

View west down Bell Street, to the tree canopies of the residential hinterland.



### 10. Bell Street West

View east up Bell Street, to the apex of the ridgeline. View is slightly obstructed for pedestrians.



### 11. James Street & Alfred Street

View south down a residential street, to the landmark development on Upper Heidelberg Road behind the low scale residential dwellings.





#### 12. Darebin Street & Stradbroke Avenue

Glimpses of the long range view to the Dandenong Ranges, partly obstructed by vegetation.



#### 13. Frederick Street

View south down a quiet residential street, with the landmark development at Upper Heidelberg Road serving as a focal point.



#### 14. Brown Street & Hawdon Street

Long range view to the east, to the Dandenong Ranges and tree-lined ridgelines



#### 15. UH Road & Warrigal Cemetery

Glimpses of long range views to the Dandenong Ranges and tree lined ridgelines over the Warrigal Cemetery.



#### 16. Heidelberg Park

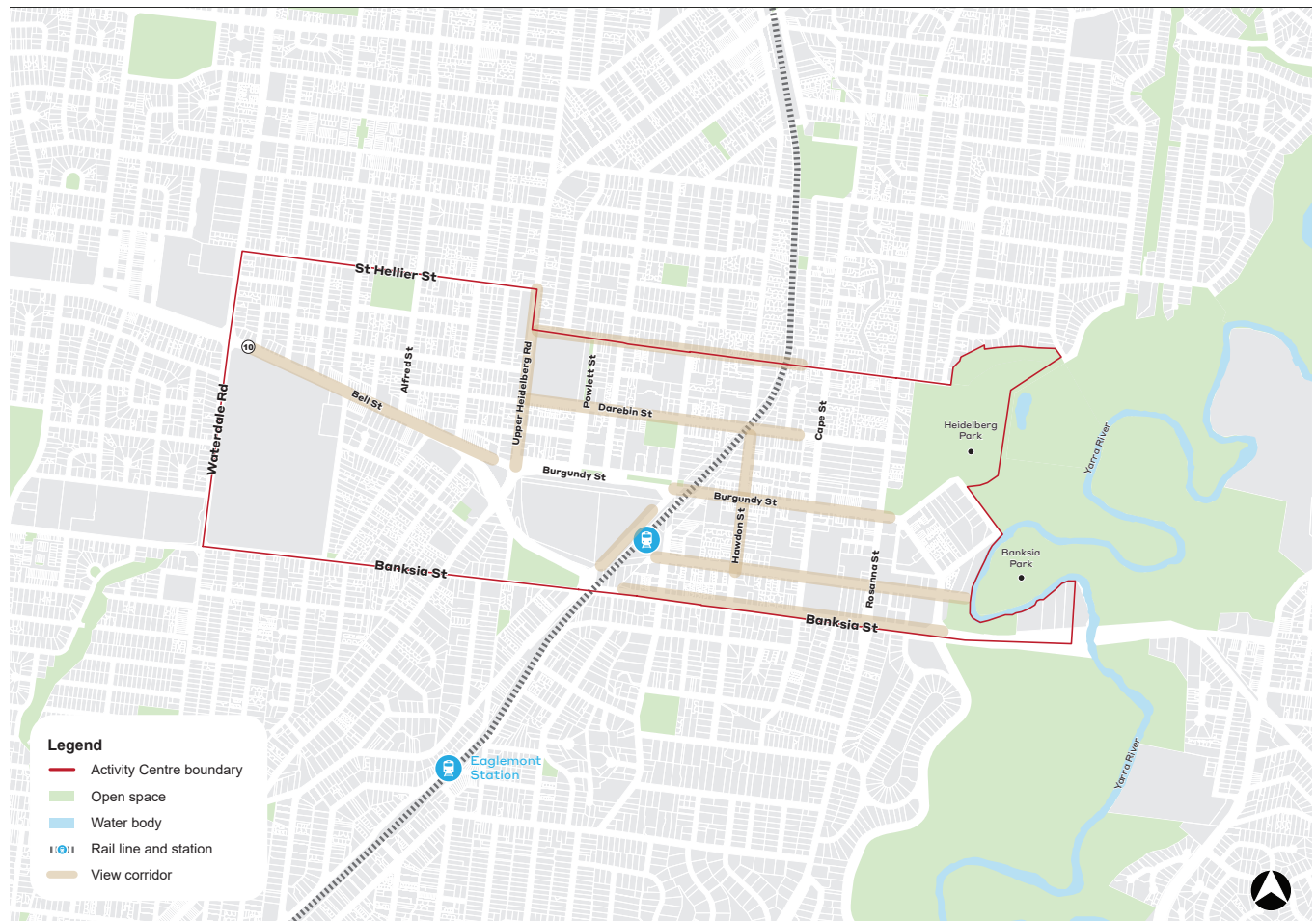
View to a stand of mature trees that affords a sense of isolation from the Activity Centre. Consideration should be given to new development penetrating the canopy line.



## 5.4 View Corridors

View Corridors are areas from which a Key or Notable view can continue to be seen, but is less prominent due to changing topography, or obstruction from vegetation or existing development. View corridors are a transient or sequence of views, as viewed from a footpath or moving vehicle. The following viewing corridors have been identified within the Activity Centre

- Brown Street
- Darebin Street
- Yarra Street
- Banksia Street
- Upper Heidelberg Road
- Bell Street
- Studley Road



# APPENDIX A

## Preliminary Viewpoints



## 6.0 Preliminary Viewpoints

### 6.1 Heidelberg Activity Centre Viewpoints

#### 6.1.1 List of Preliminary Views

The following table outlines a list of preliminary viewpoints that were ground-truthed as part of the site survey.

Viewpoints 1-5 have been identified as existing views within the Heidelberg Structure Plan. These viewpoints have been adjusted slightly in terms of their location, based on the true location of each view.

Viewpoints 7 and 8 have also been identified from the Structure Plan as views to Heidelberg Station to be considered.

Viewpoints 6 and 9-14 have been newly identified, based on the appearance of key values identified as part of the local policy review.

An investigation area has been identified along the Yarra River Corridor, adjacent to the Activity Centre. Views back towards the Activity Centre may be afforded from this location, however this is unclear from the desktop analysis. To ensure that all existing views are located, the site survey will include the investigation of all publicly accessible locations within this corridor.

Refer to Appendix B for the significance rating of each preliminary view.

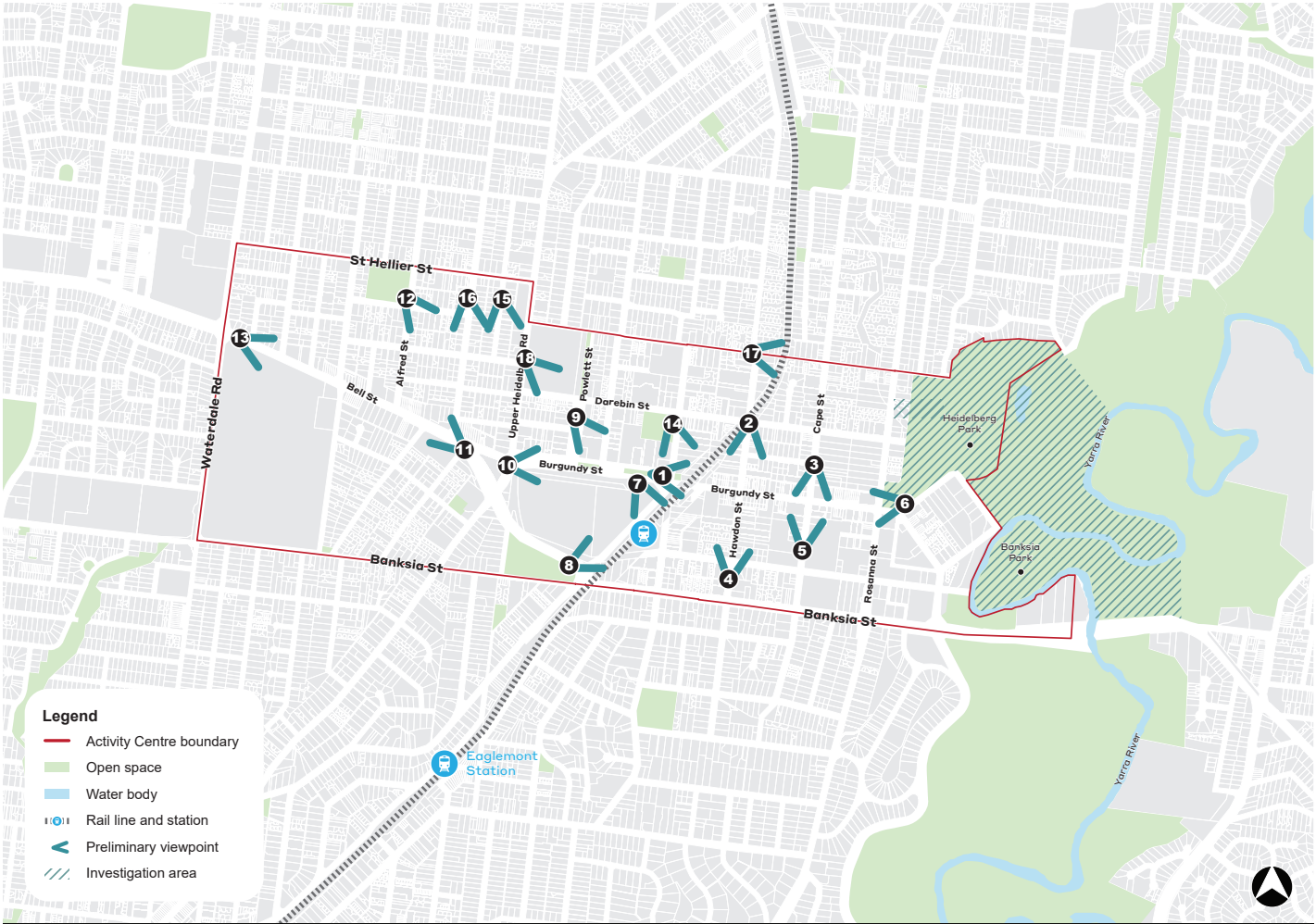
View	Location	View Identified	Description
1	Burgundy Street and Stradbroke Avenue	2010 Structure Plan	Clear view east through Burgundy Street retail precinct, framed by built form on either side of road and hinterland residential in the distance.
2	Hawdon Street and Darebin Street	2010 Structure Plan	Clear view south down Hawdon Street to the Burgundy Street retail precinct. View is increasingly dominated by taller residential developments. Existing single storey homes afford views over rooftops to the residential hinterland beyond.
3	Cape Street and Darebin Street	2010 Structure Plan	View south through to Burgundy Street and directly up Cape Street's incline. View is partially obstructed by existing built form and vegetation. No long range views.
4	Hawdon Street and Yarra Street	2010 Structure Plan	View north across Burgundy Street and up Hawdon Street. Activity Centre is largely obscured by vegetation. Built form begins to emerge further north along the street, however the elevation is lower and affords less of a view.
5	Cape Street and Yarra Street	2010 Structure Plan	Limited views to Burgundy Street from Banksia Street end. Clearer views north of Yarra Street, dominated by built form. Clear view to other side of Cape Street.
6	Heidelberg Gardens, Burgundy Street footpath	View identified as part of this Assessment	Clear view west up Burgundy Street. Built form dominates this view, serving as a frame for Burgundy Street's steep incline, with the Ivanhoe Apartment development a focal point at the apex of the ridge line.
7	Burgundy Street and Studley Road	2010 Structure Plan	View up Studley Street, with the rear-end of Heidelberg Station in the immediate foreground. Limited vegetation or topographical features in this view.

View	Location	View Identified	Description
8	Studley Road and Bell Street	2010 Structure Plan	Clear view north, down Studley Road to the Heidelberg Station platform and rail tracks. Drop in elevation affords distant views through to residential hinterland and Dandenong Ranges as the backdrop.
9	Powlett Street	View identified as part of this Assessment	View south east to the medical precinct, with existing development appearing prominent above existing dwellings. Long distance views are also afforded through to the Dandenong Ranges.
10	Upper Heidelberg Road and Burgundy Street	View identified as part of this Assessment	Clear view east to the Burgundy Street retail precinct, enhanced by dramatic drop in elevation. The view is framed by street trees and existing built form, and terminates with an expansive view of the eastern residential hinterland and the Dandenong Ranges.
11	Bell Street (1)	View identified as part of this Assessment	Clear view west down Bell Street. The gentle slope allows for views over existing built form to the tree canopy of the adjacent residential area.
12	James Street and Alfred Street	View identified as part of this Assessment	View over existing dwellings to taller buildings on Upper Heidelberg Road.
13	Bell Street (2)	View identified as part of this Assessment	Clear view east up Bell Street. The apex of the ridgeline can be seen clearly, with built form dominating much of the view.
14	Darebin Street and Stradbroke Ave	View identified as part of this Assessment	View south towards the Austin Hospital, partially obstructed by vegetation.

View	Location	View Identified	Description
15	Frederick St	View identified as part of this Assessment	South to UH Rd
16	Dresden St	View identified as part of this Assessment	South to UH Rd
17	Brown St and Hawdon St	View identified as part of this Assessment	To Dandenong Ranges
18	UH Rd, Cemetery	View identified as part of this Assessment	To Dandenong Ranges
<b>Investigation Area</b>	Yarra River Corridor	View identified as part of this Assessment	Potential viewpoints in low lying areas along the corridor to be investigated, subject to accessibility.



6.1.2 Preliminary Views Map



# APPENDIX B

## Significance Assessment



1. Burgundy St & Stradbroke Ave	Score
Value	
Volume & Frequency	3
Topography	2
Continuous Canopy Cover or Stand of trees	1
Ridgelines	2
Long Range Views	2
Landmark Building	2
Historical Significance	3
Total Score:	15 (High)
Comment	

- Located on Burgundy Street and adjacent to Heidelberg Station, which generates significant volumes of both pedestrians and vehicle traffic.
- The view up Burgundy Street and of the rail bridge features prominently in historic art.
- Long range views and views to landmark buildings are present, but partially obstructed.



2. Hawdon St & Darebin St	Score
Value	
Volume & Frequency	1
Topography	3
Continuous Canopy Cover or Stand of trees	3
Ridgelines	3
Long Range Views	2
Landmark Building	1
Historical Significance	2
Total Score:	15 (High)
Comment	

- Located at the apex of the ridgeline to the north of the Activity Centre, the sloping topography offers views to the valley floor.
- Recent development has partially obstructed views to the south of the Activity Centre, and which impacts its connection to historic artworks that feature the view of the valley floor from surrounding ridgelines.
- While trees in the foreground obstruct some parts of this view, they still allow for glimpses through to the ridgelines and canopy coverage in the distance .



2a. Hawdon St & Darebin St	Score
Value	
Volume & Frequency	1
Topography	3
Continuous Canopy Cover or Stand of trees	2
Ridgelines	3
Long Range Views	3
Landmark Building	2
Historical Significance	2
Total Score:	16 (High)
Comment	

- Located at the apex of the ridgeline to the north of the Activity Centre, the sloping topography gives way to a clear long range view to both the Dandenong Ranges, and the Box Hill and Doncaster Activity Centres.
- Clear ridgelines in the distance accentuate the prominence of the Activity Centres in the distance.
- The view is reflective of the undulating topographical setting of the area, highlighted in identified historic artworks.





3. Cape St & Darebin St	Score
Value	
Volume & Frequency	1
Topography	1
Continuous Canopy Cover or Stand of trees	1
Ridgelines	1
Long Range Views	1
Landmark Building	1
Historical Significance	1
Total Score:	7 (Low)
Comment	

- Views to the east and west are obstructed by recent development
- Topography does not afford long range views
- No continuous canopy cover



4. Hawdon St & Yarra St	Score
Value	
Volume & Frequency	1
Topography	1
Continuous Canopy Cover or Stand of trees	1
Ridgelines	2
Long Range Views	1
Landmark Building	1
Historical Significance	1
Total Score:	8 (Medium)
Comment	

- Views to the east of the Activity Centre are obstructed by recent development
- Topography does not afford long range views
- No continuous canopy cover, disrupted by development
- The apex of the Brown Street ridgeline can be seen from this location



5. Cape St & Yarra St	Score
Value	
Volume & Frequency	1
Topography	1
Continuous Canopy Cover or Stand of trees	1
Ridgelines	1
Long Range Views	1
Landmark Building	1
Historical Significance	1
Total Score:	7 (Low)
Comment	

- Topography does not afford long range views
- Recent development and existing vegetation obstructs view to the Activity Centre



6. Heidelberg Gardens & Burgundy St	Score
Value	
Volume & Frequency	1
Topography	2
Continuous Canopy Cover or Stand of trees	1
Ridgelines	2
Long Range Views	1
Landmark Building	3
Historical Significance	3
Total Score:	13 (Medium)
Comment	
<ul style="list-style-type: none"> <li>Located on the eastern edge of Burgundy Street, with limited volume of pedestrian activity.</li> <li>Clear view to the apex of the Heidelberg-Eaglemont ridgeline</li> <li>Landmark views include the Ivanhoe Apartments and the Austin Hospital</li> </ul>	



7. Burgundy St & Studley Rd	Score
Value	
Volume & Frequency	3
Topography	1
Continuous Canopy Cover or Stand of trees	1
Ridgelines	1
Long Range Views	1
Landmark Building	3
Historical Significance	1
Total Score:	11 (Medium)
Comment	
<ul style="list-style-type: none"> <li>High pedestrian and traffic volume from viewpoint on Studley Road and Burgundy Street intersection</li> <li>Clear view to landmark Heidelberg Station</li> <li>Limited variation in topography, canopy coverage</li> <li>No long range views afforded from this location</li> </ul>	



8. Studley Rd & Bell St	Score
Value	
Volume & Frequency	2
Topography	2
Continuous Canopy Cover or Stand of trees	3
Ridgelines	2
Long Range Views	2
Landmark Building	3
Historical Significance	1
Total Score:	15 (High)
Comment	
<ul style="list-style-type: none"> <li>Clear view to landmark Heidelberg Station</li> <li>Long range views afforded to the north, although partially obstructed by vegetation</li> <li>Limited variation in topography</li> </ul>	





9. Powlett St	Score
Value	
Volume & Frequency	1
Topography	1
Continuous Canopy Cover or Stand of trees	1
Ridgelines	1
Long Range Views	1
Landmark Building	1
Historical Significance	1
Total Score:	7 (Low)
Comment	

- This view has been lost due to recent development



10. UHB Rd & Burgundy St	Score
Value	
Volume & Frequency	3
Topography	3
Continuous Canopy Cover or Stand of trees	3
Ridgelines	2
Long Range Views	3
Landmark Building	3
Historical Significance	3
Total Score:	20 (High)
Comment	

- High traffic and pedestrian volumes at prominent intersection
- Dramatic drop in topography from apex of ridgeline
- Stand of trees along northern edge of Burgundy St
- Clear long range view to Dandenong Ranges
- View to the Austin Hospital
- Shares attributes with key historical artworks



11. Bell St (1)	Score
Value	
Volume & Frequency	3
Topography	2
Continuous Canopy Cover or Stand of trees	1
Ridgelines	1
Long Range Views	2
Landmark Building	1
Historical Significance	1
Total Score:	11 (Medium)
Comment	

- High traffic and pedestrian volumes along Bell Street
- Slight drop in topography from apex of ridgeline
- Partial long range views above tree canopies





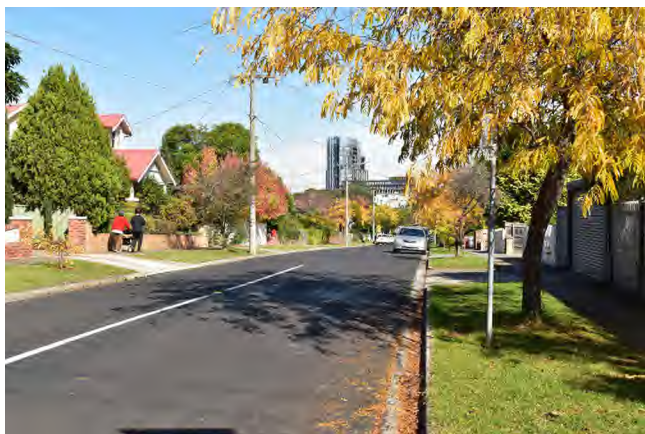
12. James St & Alfred St	Score
Value	
Volume & Frequency	1
Topography	1
Continuous Canopy Cover or Stand of trees	1
Ridgelines	1
Long Range Views	1
Landmark Building	2
Historical Significance	1
Total Score:	8 (Medium)
Comment	
<ul style="list-style-type: none"> <li>Located on a quiet residential street with limited volume of traffic/pedestrians</li> <li>Relatively flat topography, no ridgelines and no long range views.</li> <li>View to landmark building on Upper Heidelberg Road, but is partially obstructed by existing dwellings.</li> </ul>	



13. Bell St (2)	Score
Value	
Volume & Frequency	3
Topography	2
Continuous Canopy Cover or Stand of trees	1
Ridgelines	2
Long Range Views	1
Landmark Building	2
Historical Significance	1
Total Score:	12 (Medium)
Comment	
<ul style="list-style-type: none"> <li>High traffic and Pedestrian volumes along the Bell Street corridor</li> <li>Gentle rise in topography, to the apex of the Heidelberg-Eaglemont Ridgeline and the landmark building at Upper Heidelberg Road, but is partly obstructed by vegetation.</li> </ul>	

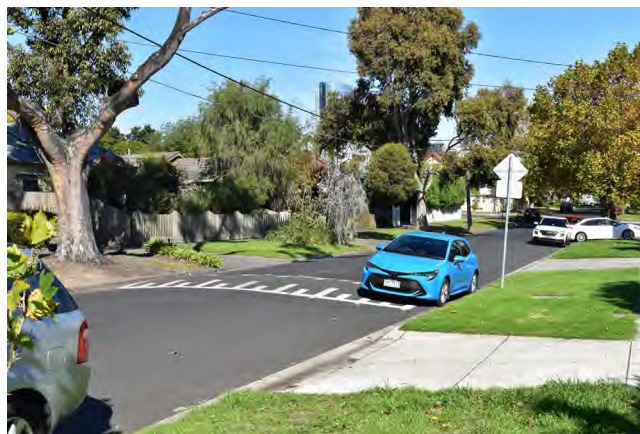


14. Darebin St & Stradbroke Ave	Score
Value	
Volume & Frequency	1
Topography	2
Continuous Canopy Cover or Stand of trees	2
Ridgelines	2
Long Range Views	2
Landmark Building	1
Historical Significance	1
Total Score:	12 (Medium)
Comment	
<ul style="list-style-type: none"> <li>Located on a quiet residential street with limited volume of traffic/pedestrians</li> <li>Long range views to Doncaster Activity Centre, afforded by steep drop in topography, are partly obstructed by existing vegetation.</li> </ul>	



15. Frederick St	Score
Value	
Volume & Frequency	1
Topography	1
Continuous Canopy Cover or Stand of trees	1
Ridgelines	1
Long Range Views	1
Landmark Building	2
Historical Significance	1
Total Score:	8 (Medium)
Comment	

- Located on a quiet residential street with limited volume of traffic/pedestrians
- Partly obstructed views to the landmark building at Upper Heidelberg Road at the apex of the ridgeline.



16. Dresden St	Score
Value	
Volume & Frequency	1
Topography	1
Continuous Canopy Cover or Stand of trees	1
Ridgelines	1
Long Range Views	1
Landmark Building	1
Historical Significance	1
Total Score:	7 (Low)
Comment	

- Located on a quiet residential street with limited volume of traffic/pedestrians
- Obstructed views to the landmark building at Upper Heidelberg Road at the apex of the ridgeline.



17. Brown St & Hawdon St	Score
Value	
Volume & Frequency	1
Topography	3
Continuous Canopy Cover or Stand of trees	2
Ridgelines	2
Long Range Views	3
Landmark Building	1
Historical Significance	2
Total Score:	14 (Medium)
Comment	

- Located on a quiet residential street with limited volume of traffic/pedestrians
- Long range views to the Dandenong Ranges, and ridgelines in the distance
- Reflective of historic artwork that illustrates the undulating topography of the wider area.



18. UH Rd & Warringal Cemetery	Score
Value	
Volume & Frequency	3
Topography	2
Continuous Canopy Cover or Stand of trees	2
Ridgelines	2
Long Range Views	3
Landmark Building	1
Historical Significance	1
Total Score:	14 (Medium)
Comment	

- High volume of pedestrian and vehicle traffic along UH Road.
- Relatively flat topography that gives way to long range views toward the Dandenong Ranges.
- High level of canopy coverage partly obstructed by structures within the cemetery.



Investigation Area	Score
Value	
Volume & Frequency	2
Topography	1
Continuous Canopy Cover or Stand of trees	3
Ridgelines	1
Long Range Views	1
Landmark Building	1
Historical Significance	1
Total Score:	10 (Medium)
Comment	

- High pedestrian and traffic volumes as a result of the sports fields, however these volumes are not consistent throughout the day.
- Clear stand of mature trees that provide a distinct barrier between the sports fields and the Activity Centre.



This assessment has resulted in the following revised significant viewpoints:

#### **Key Views**

- 1. Burgundy Street & Stradbroke Avenue  
(preliminary view 1)
- 2. Hawdon Street & Darebin Street  
(preliminary view 2)
- 3. Hawdon Street  
(preliminary view 2a)
- 4. Studley Road & Bell Street  
(preliminary view 8)
- 5. UH Road & Burgundy Street  
(preliminary view 10)

#### **Notable Views**

- 6. Hawdon Street & Yarra Street  
(preliminary view 4)
- 7. Heidelberg Gardens & Burgundy Street  
(preliminary view 6)
- 8. Burgundy Street & Studley Road  
(preliminary view 7)
- 9. Bell Street East  
(preliminary view 11)
- 10. Bell Street West  
(preliminary view 13)
- 11. James Street & Alfred Street  
(preliminary view 12)
- 12. Darebin Street & Stradbroke Avenue  
(preliminary view 14)
- 13. Frederick Street  
(preliminary view 15)
- 14. Brown Street & Hawdon Street  
(preliminary view 17)
- 15. UH Road & Warrigal Cemetery  
(preliminary view 18)
- 16. Heidelberg Park  
(preliminary investigation area)

**ETHOS**  
**URBAN**