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Proposed C172bany

SCHEDULE 2 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ2**.

HEIDELBERG MAJOR ACTIVITY CENTRE

1.0

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Heidelberg Major Activity Centre Framework Plan



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Land use and development objectives to be achieved

Land use

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

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

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

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

Built environment

To avoid the under-development of land.

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

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

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

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

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

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

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

Landscaping and environment

To incorporate environmentally sustainable development principles in all development.

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

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

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

Transport, access and movement

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

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

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

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

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Table of uses

Section 1 - Permit not required

Use	Condition
Accommodation	<p>Must be located in Sub-precinct 1A, 1B or 1C, or Precinct 3, 5 or 6.</p> <p>Must not be located at ground floor level with a frontage of more than 2 metres other than in Sub-precinct 1A, 1B or 1C or Precinct 6.</p> <p>If it is a Rooming house, must meet the requirements of Clause 52.23-2.</p>
Automated collection point	<p>Must meet the requirements of Clause 52.13-3 and 52.13-5.</p> <p>The gross floor area of all buildings must not exceed 50 square metres.</p>

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Use	Condition
Cinema	Must be located in Precinct 2, 3 or 4 or Sub-precinct 5C, 5D, 5E or 5F.
Convenience shop	
Education centre	
Food and drink premises	Must be located in Precinct 2, 3, 4 or 5.
Hall	Must be located in Precinct 2, 3, 4 or 5.
Home based business	
Hospital	Must be located in Precinct 4.
Informal outdoor recreation	
Library	Must be located in Precinct 2, 3, 4 or 5.
Medical centre	In Precinct 6, the gross floor area of all buildings must not exceed 500 square metres.
Minor utility installation	
Office (other than Medical centre)	Must be located in Precinct 2, 3, 4 or 5.
Open sports ground	
Place of worship	<p>The gross floor area of all buildings must not exceed 250 square metres.</p> <p>In Precinct 4, the site must not exceed 1200 square metres.</p> <p>In Precinct 4, the site must adjoin, or have access to, a road in a Transport Zone 2 or Transport Zone 3.</p>
Railway station	
Retail premises (other than Food and drink premises and Shop)	Must be located in Precinct 1, 2, 3 or 4 or Sub-precinct 5C, 5D, 5E or 5F.
Service industry	Must be located in Precinct 2, 3 or 4 or Sub-precincts 5C, 5D, 5E or 5F.
Shop (other than Convenience shop)	Must be located in Sub-precinct 5E or Precinct 2 or 3.
Tramway	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Cinema	Must be located in Precinct 1.
Domestic animal husbandry	Must be located in Precinct 1, 2, 3 or 4 or Sub-precinct 5C, 5D, 5E or 5F.

Use	Condition
Leisure and recreation (other than Informal outdoor recreation, Motor racing track and Open sports ground)	
Place of assembly (other than Cinema, Hall, Library and Place of worship)	
Research and development centre	Must be located in Precinct 1, 2, 3, or 4 or Sub-precinct 5C, 5D, 5E or 5F.
Retail premises (other than Food and drink premises and Shop)	In Precinct 6 and Sub-precinct 5A or 5B, the site must adjoin, or have access to, a road in a Transport Zone 2 or Transport Zone 3.
Service industry	Must be located in Precinct 1.
Shop (other than Convenience shop)	Must be located in Precinct 1 or 4 or Sub-precinct 5C, 5D, 5F or 6A.
Any use not in Section 1 or 3	Must meet the requirements of Clause 62.01

Section 3 - Prohibited

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

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Centre-wide provisions

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Use of land

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

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Subdivision

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

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

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

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Buildings and works

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

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

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

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

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

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on a lot.
- Construct or extend a dwelling on common property.
- Construct or extend a residential building.
- Construct or extend a fence within 3 metres of a street if:
 - The fence is associated with 2 or more dwellings on a lot or a residential building, and
 - The fence exceeds the maximum height specified in Clause 55.06-2.

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

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Design and development

In the operation of this clause:

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

Mandatory design and development permit requirements

A permit cannot be granted to:

- Allow any additional overshadowing between 11.00am and 2.00pm on 22 September from the siting and design of development to the following land:
 - No greater than 50 percent of the secluded private open space in surrounding residential properties.
 - Southern footpath along Banksia Street, Bell Street, Burgundy Street and Yarra Street as measured from the development to the back edge of the kerb adjoining the footpath.
 - Southern permanent public realm outstands along Banksia Street, Bell Street, Burgundy Street and Yarra Street (except between Lower Heidelberg Road and Dora Street) as measured from the development to the back edge of the kerb adjoining the footpath or outstand.
 - All open space in Precinct 4 as identified at Clause 5.4-1 (Precinct Map), which includes landscaped median strips as measured from the development to the back edge of the kerb adjoining the footpath and Service Reserve.
 - Powlett Street Reserve.
- Construct a building or construct or carry out works that is not in accordance with the mandatory maximum building height, mandatory maximum street wall height, mandatory minimum building setback and mandatory minimum building separation requirements specified in Clause 5.0 of this schedule. This does not include:
 - Building architectural features and corner elements.
 - Porches, pergolas or verandahs that are less than 3.6 metres high.
 - Eaves that encroach not more than 2.5 metres into the front setback.
 - Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services that encroach not more than 0.5 metres into the side or rear setback.
 - Landings with an area of not more than 2 square metres and less than 1 metre high.

- Stairways, ramps, pergolas, shade sails and carports that encroach into the side and rear setbacks.
- Services normal to a dwelling that may encroach into the front, side or rear setback.

Discretionary design and development permit requirements

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

Design and development requirements

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

Active frontages and building adaptability

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

- Provide a ground-level frontage with at least 70 percent and a maximum 90 percent of clear unobstructed glazing.
- Be capable of accommodating retail uses at ground level including food and drink premises, retail premises and shops with an entry or display at the frontage for pedestrian interest and interaction and a range of commercial uses at first floor level.
- Locate offices and other commercial uses with customer service and ancillary activities for pedestrian interest and interaction at ground floor level.
- Provide car parking areas with adequate floor to ceiling heights with minimised sloping floor plates that enable other types of future uses.
- Sleeve upper-level car parking areas with occupiable floor areas to maintain activation of street frontages at upper levels

Built form and key views

Development should be designed to:

- Articulate buildings on sloping sites to reduce visual bulk and improve their appearance.
- Locate the ground floor entries of new buildings at the same level as the existing footpath and along streets in visually prominent positions.
- Respond to sloping topography and minimise the need for cut and fill.
- Include a street wall in Precincts 2, 3, 4 and Sub-precincts 5C, 5D, 5E and 5F to a maximum height of 10 metres and maximum of 2 storeys.
- Include upper level setbacks above the street wall a minimum of 4.5 metres from the frontage with additional upper level setbacks for buildings above 20 metres (by utilising the 52 degree angle of the sun at 12 pm on the equinox) to show that no additional overshadowing of land will occur from the development to the southern footpath along Banksia Street, Bell Street, Burgundy Street and Yarra Street and the landscape median on Burgundy Street.
- Avoid additional overshadowing of laneways, particularly Sheffield Lane.

- In Precincts 2, 3, 4 and 5, include building separation above the street wall height between adjoining buildings (on either adjoining lots or the same lot) to maximise gaps between buildings and minimise the potential for direct overlooking by incorporating the following setbacks:
 - A 9 metre setback (4.5 metre setbacks for each building that total 9 metres).
 - A zero setback along one side boundary only where a building abuts or would abut another approved building.
- Articulate the upper levels of building facades through the use of recesses, windows and materials that create visual interest as viewed from the public realm and adjoining residential areas.
- Include architectural features on podium levels of a human scale and incorporate elements that show evidence of occupation and activity, the fine grained pattern of development and which positively interact with the street.
- Include ground floor frontages that are built to the boundary that enable visual interest through active frontages including the utilisation of glazing.
- Avoid large, blank walls, screens or uniform front facades along streets and laneways.
- Carefully site and incorporate solar panels, air conditioning, rainwater tanks, building services, utilities, bins, storage areas, plant equipment, vents and any other mechanical equipment into the building design and be screened or concealed from view of the street, surrounding public spaces and buildings.
- Include balconies to enhance passive surveillance of the public realm, including rear laneways.
- Allow balconies to encroach into the recessed upper levels but with reduced visual bulk and overshadowing impacts through open, glass, lightweight and separated structures.
- Protect long range key views that contribute to the identity of the centre to ridgelines, areas of high quality vegetation and landmark structures.
- In Precincts 3, 4 and 6, protect and enhance identified key views from:
 - Burgundy Street and Stradbroke Avenue.
 - Hawdon Street and Darebin Street.
 - Hawdon Street.
 - Studley Road and Bell Street.
 - Upper Heidelberg Road and Burgundy Street.
- Protect and enhance identified notable views.
- Protect the identified view corridors of Banksia Street, Bell Street, Brown Street, Darebin Street, Studley Road, Upper Heidelberg Road and Yarra Street.
- Be high quality, distinctive and enhance open space and precinct gateway locations.
- Incorporate landscaping based on crime prevention through environmental design (CPTED) principles that avoids mid-level screening to maintain sightlines between pedestrians, buildings, public spaces and roads.
- Incorporate water sensitive urban design (WSUD) principles and environmentally sustainable development (ESD) measures that include but are not limited to improved vegetation and water provision in development through the greening of buildings, green roofs, green walls and planter boxes.
- Except in Sub-precinct 5A and 5B and Precinct 6, incorporate continuous weather protection measures (verandahs, shade cloths or canopies) along Bell Street, Burgundy Street, Dora Street,

Hawdon Street, Jika Street, Lower Heidelberg Road, Martin Street, Mount Street, Rosanna Road, Stradbroke Avenue, Upper Heidelberg Road and Yarra Street.

- In Precincts 3 and 5, step down built form adjacent to a building in precinct 6 to respect the height of adjacent buildings and dwellings with no more than a 2-storey height difference to buildings in Precinct 6.
- Incorporate building materials, colours and finishes that complement the surrounding built form and reflect the urban character of the activity centre by including:
 - Natural building materials and finishes including stone, masonry and timber.
 - The use of complementary and contrasting materials together.
 - The use of low maintenance, naturally weathering materials and finishes.
 - The integrated use of green landscaping including green walls.
 - Avoiding the use of excessive reflective glazing over the building exterior and solid wall ground level facades.
- Not increase the level of wind impacts at ground level.
- Utilise adaptable building design that can easily accommodate alternate uses over time.
- Maximise floor plates for buildings in Precincts 2, 3 and 4 to provide commercial capability and viability.
- Avoid the under-development of land where mixed land uses and a greater intensity of development is promoted.
- Consolidate land to facilitate the creation of viable development sites with large ground floor areas that positively interact with the street and provide good internal amenity within buildings.

Heritage places

- For sites that adjoin a heritage place identified in the heritage overlay, provide an appropriate response to the heritage significance of the heritage place with a built form interface that does not visually dominate, overlook or overshadow heritage sites, including:
 - A 5 metre ground level setback.
 - Reflecting the existing street wall height of the abutting heritage building.
 - A 4.5 metre upper level front setback above the street wall.
 - Building heights that are sympathetic to, and respect, adjacent heritage buildings or precincts.
 - Avoiding facadism and the mimicking or replication of heritage features and styles.
 - Materials, colours and architectural articulation that positively responds to heritage sites.
- For a heritage place identified in the heritage overlay, development should provide an appropriate response to the heritage significance of the heritage place by:
 - Being guided by the provisions of the Heritage Overlay and the Cultural Heritage Conservation Policy in the Banyule Planning Scheme.
 - Respecting the built heritage and sympathetically respond to the urban fabric, identity and character of the centre.
 - Including building form, facades and roofs that acknowledge and reflect the predominant vertical ordering which is a characteristic of heritage buildings.
 - Avoiding facadism and retaining the primary building volume when developing existing buildings.

- Retaining the integrity and prominence of existing heritage buildings from views from the street(s).
- Being no higher than the preferred maximum height.

Signs

Signs should:

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

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

Building identification signs should:

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

High Wall Signs should:

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

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

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

Signs located on the fascia of a building should:

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

Vehicle access and parking areas

Vehicle access and parking areas should:

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

Loading and rubbish collection facilities

Loading and rubbish collection facilities should:

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

Landscaping

Landscaping should:

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

5.0

Precinct provisions

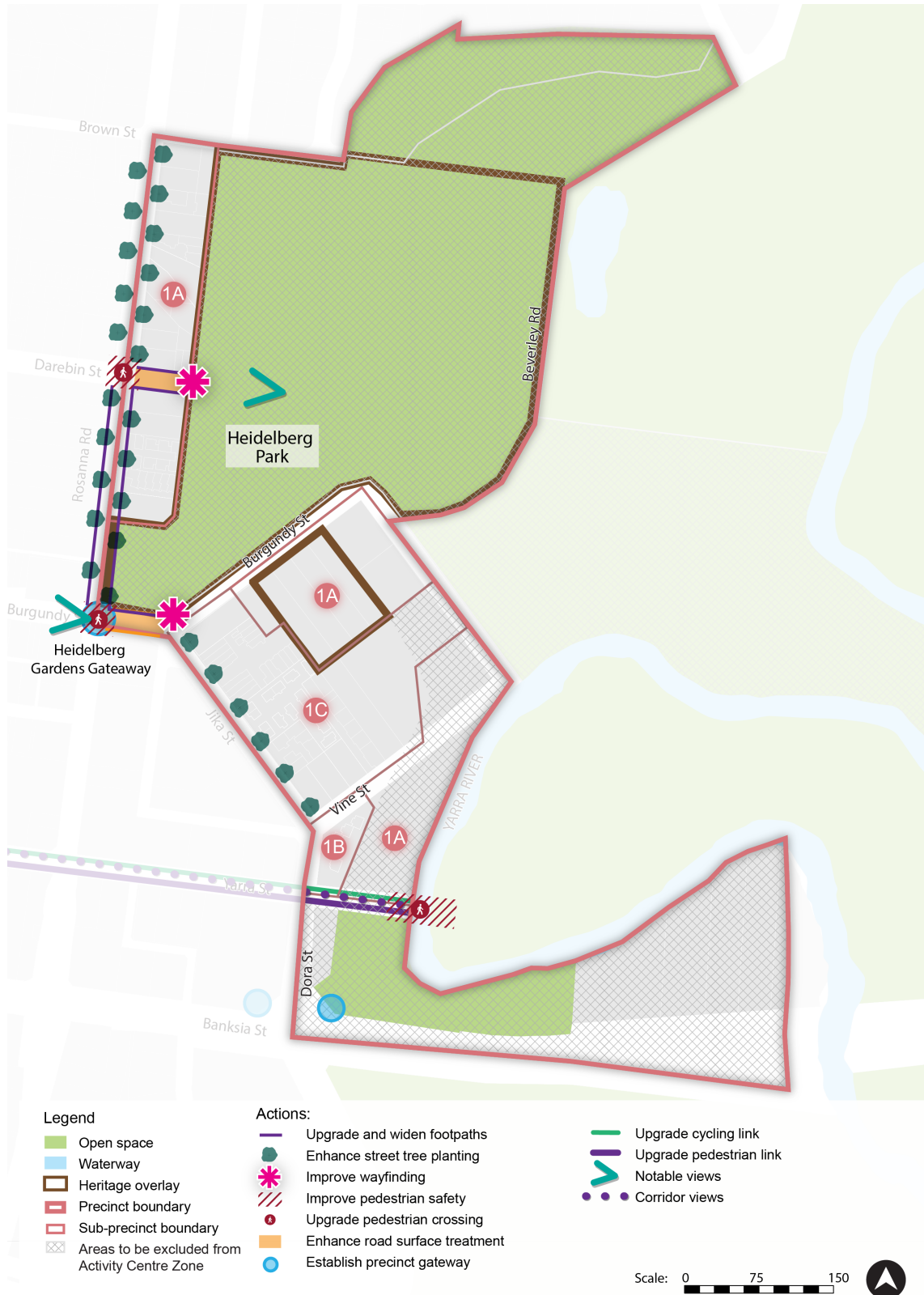
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5.1

Precinct 1 – Yarra Valley Open Space

5.1-1

Precinct map



5.1-2 Precinct objectives

To encourage residential and recreation uses.

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

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

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

5.1-3 Precinct requirements

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

5.1-4 Precinct guidelines

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

Visual connections from development to Heidelberg Park should be enhanced.

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

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

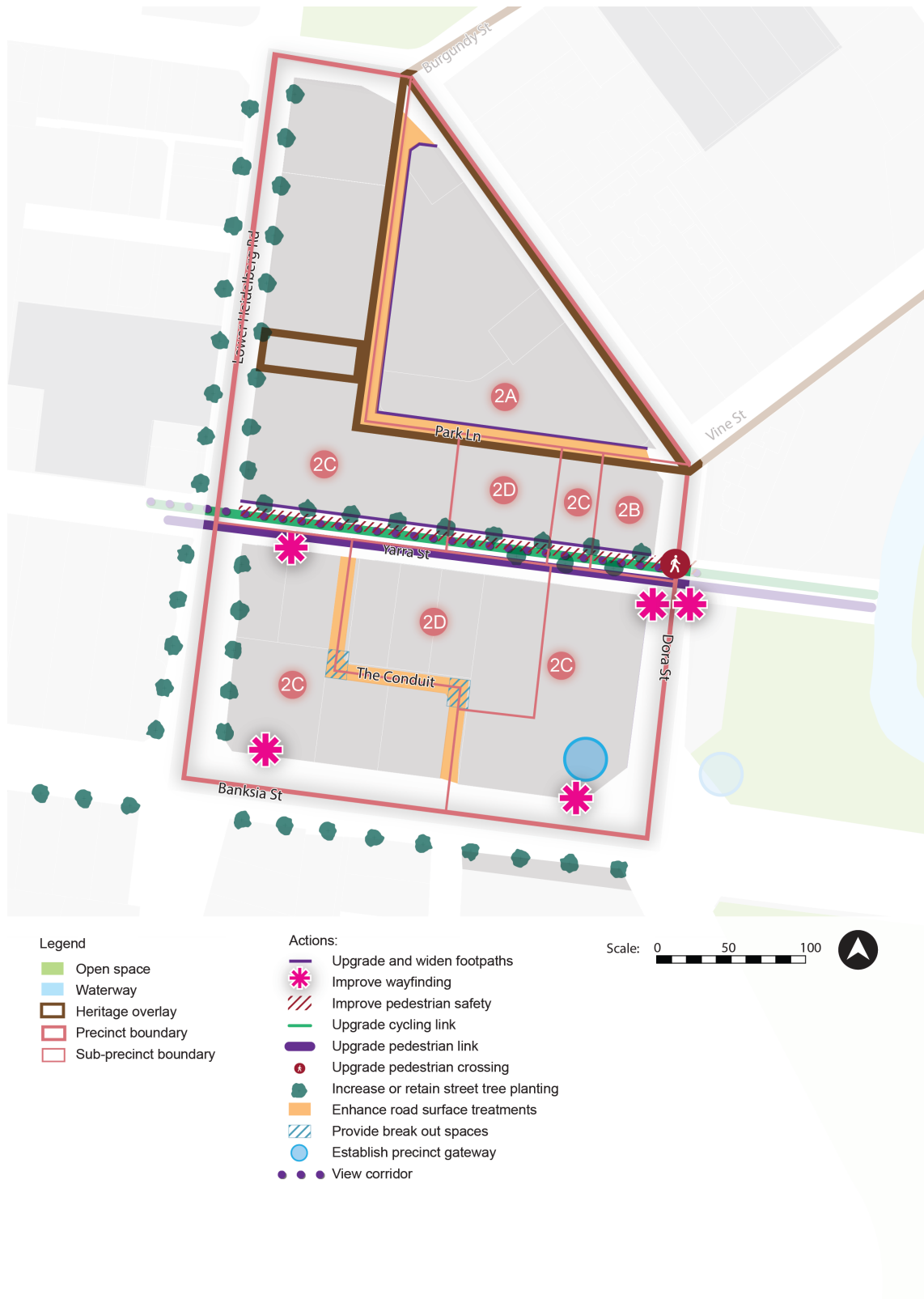
Signs should be designed so that they do not detrimentally affect adjacent visually sensitive areas such as the heritage precinct and nearby parklands.

Design of development should support the strategic directions of the Yarra Strategic Plan and the Bulleen Land Use Framework Plan.

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

5.2 Precinct 2 – Civic and Commercial

5.2-1 Precinct map



5.2-2 Precinct objectives

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

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

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

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

5.2-3

Precinct requirements

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

BANYULE PLANNING SCHEME

Sub-precinct	Preferred maximum building height	Mandatory maximum street wall height	Mandatory minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation
				the south boundary of a laneway.	
2C	26 metres (8 storeys)	10 metres (2 storeys)	<p>Ground floor walls of buildings must be setback 0 metres from the front street and side street.</p> <p>Walls of buildings above 10 metres must be setback a minimum of 4.5 metres from the front street and side street.</p>	<p>North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway.</p> <p>North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.</p>	<p>Above 10 metres in height either:</p> <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only
2D	32 metres (10 storeys)	10 metres (2 storeys)	<p>Ground floor walls of buildings must be setback 0 metres from the front street and side street.</p> <p>Walls of buildings above 10 metres must be setback a minimum of 4.5 metres from the front street and side street.</p> <p>For development on the north side of Yarra Street, walls of buildings above 26 metres must be setback a minimum of 8.5 metres from the front street.</p>	<p>North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway.</p> <p>North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.</p>	<p>Above 10 metres in height either:</p> <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only

5.2-4 Precinct guidelines

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

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

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

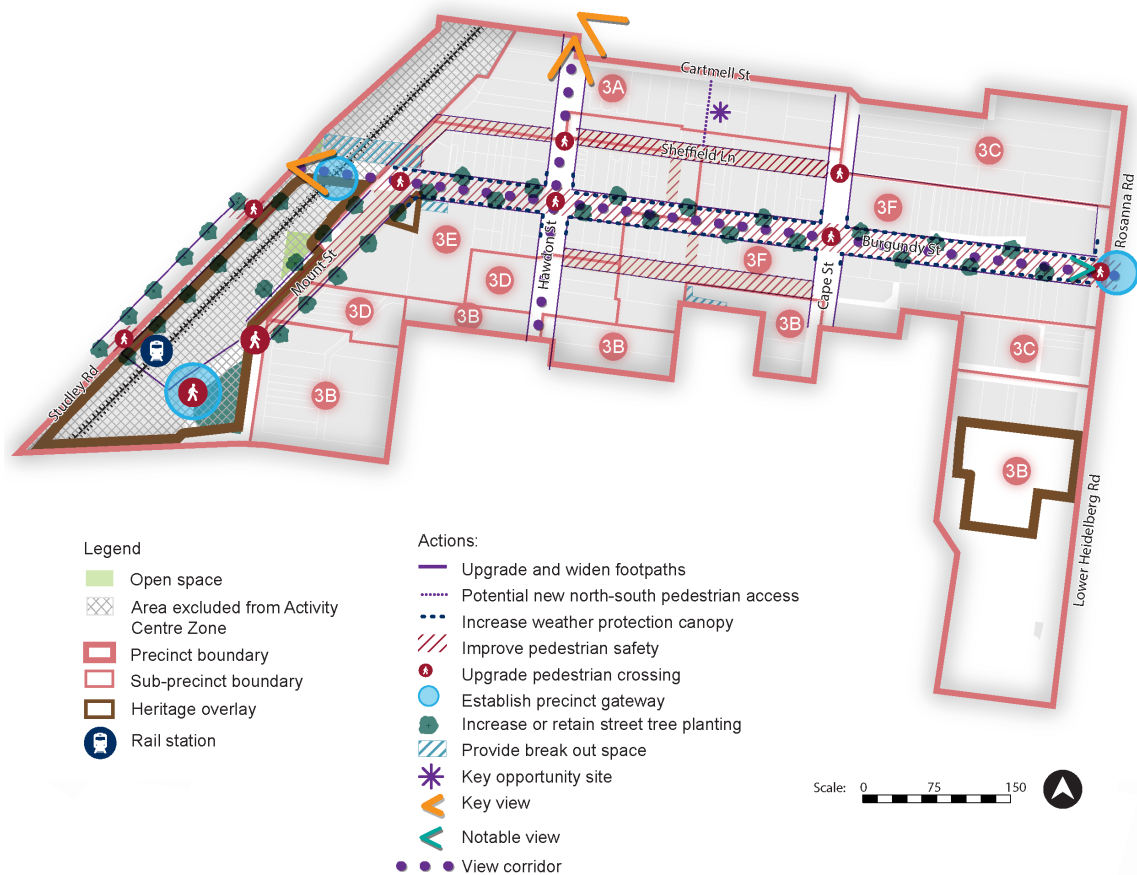
Development on the corner of Lower Heidelberg Road and Burgundy Street should provide a positive contribution to the Heidelberg Gardens Gateway by establishing a precinct gateway through the installation of public artworks, wayfinding signage and improved landscaping.

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

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

5.3 Precinct 3 – Heidelberg Central

5.3-1 Precinct map



5.3-2 Precinct objectives

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

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

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

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

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

5.3-3

Precinct requirements

Subprecinct	Preferred maximum building height	Mandatory maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Mandatory minimum building separation	Minimum side and rear setbacks adjacent to the boundaries of Precinct 3
3A	17 metres (5 storeys)	10 metres (2 storeys)	<p>Ground floor walls of buildings should be setback 5 metres from the front street and side street.</p> <p>Walls of buildings above 10 metres should be setback:</p> <ul style="list-style-type: none"> A minimum of 9.5 metres from the front street. A minimum of 4.5 metres from the side street. 	<p>North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway.</p> <p>North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.</p>	<p>Above 10 metres in height either:</p> <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres Locate a side or rear wall on the boundary on one side only 	5 metres
3B	20 metres (6 storeys)	10 metres (2 storeys)	<p>Ground floor walls of buildings should be setback 0 metres from the front street and side street.</p> <p>Walls of buildings above 10 metres should be setback a</p>	<p>North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway.</p>	<p>Above 10 metres in height either:</p> <ul style="list-style-type: none"> Include a side or rear setback 	5 metres

BANYULE PLANNING SCHEME

Subpoint	Preferred maximum building height	Mandatory maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Mandatory minimum building separation	Minimum side and rear setbacks adjacent to the boundaries of Precinct 3
			minimum of 4.5 metres from the front street and side street.	North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	of 4.5 metres or <ul style="list-style-type: none"> Locate a side or rear wall on the boundary on one side only 	
3C	23 metres (7 storeys)	10 metres (2 storeys)	Ground floor walls of buildings should be setback 0 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street and side street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height either: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only 	5 metres
3D	26 metres (8 storeys)	10 metres (2 storeys)	Ground floor walls of buildings should be setback 0 metres from the front street and side street. Walls of buildings above 10 metres should be setback a	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway.	Above 10 metres in height either: <ul style="list-style-type: none"> Include a side or rear setback 	5 metres

BANYULE PLANNING SCHEME

Subpoint	Preferred maximum building height	Mandatory maximum street wall height	Preferred minimum front setback	Preferred minimum south side setback to an east-west laneway	Mandatory minimum building separation	Minimum side and rear setbacks adjacent to the boundaries of Precinct 3
			minimum of 4.5 metres from the front street and side street.	North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	of 4.5 metres or <ul style="list-style-type: none"> Locate a side or rear wall on the boundary on one side only 	
3F	29 metres (9 storeys)	10 metres (2 storeys)	Ground floor walls of buildings should be setback 0 metres from the front street and side street. Walls of buildings above 10 metres should be setback a minimum of 4.5 metres from the front street and side street. For development on the north side of Burgundy Street between the railway line and Rosanna Road, walls of buildings above 23 metres should be setback: <ul style="list-style-type: none"> A minimum of 8.5 metres from the front street. A minimum of 4.5 metres from the side street. 	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height either: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only 	5 metres

Subprecinct	Mandatory maximum building height	Mandatory maximum street wall height	Mandatory minimum front setback	Preferred minimum south side setback to an east-west laneway	Mandatory minimum building separation	Minimum side and rear setbacks adjacent to the boundaries of Precinct 3
3E	26 metres (8 storeys)	10 metres (2 storeys)	<p>Ground floor walls of buildings must be setback 0 metres from the front street and side street.</p> <p>Walls of buildings above 10 metres must be setback a minimum of 4.5 metres from the front street and side street.</p> <p>For development on the north side of Burgundy Street between the railway line and Rosanna Road, walls of buildings above 23 metres must be setback:</p> <ul style="list-style-type: none"> A minimum of 8.5 metres from the front street. A minimum of 4.5 metres from the side street. 	<p>North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway.</p> <p>North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.</p>	<p>Above 10 metres in height either:</p> <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only 	5 metres

5.3-4

Precinct guidelines

In mixed use buildings encourage increased activity and housing diversity.

Development should positively impact identified key views, notable views and view corridors by:

- Being constructed to the preferred or mandatory maximum building height as relevant to the Sub-precinct.
- Incorporating adequate upper level setbacks above the street wall height.
- Creating separation between buildings above the street wall height and minimising continuous built form with gaps for views and solar penetration.

Development adjacent to the boundaries of Precinct 3 should provide:

- No more than a two storey difference to adjoining residential and education developments in Precinct 6.

- Minimal impacts from overlooking and overshadowing.
- Adequate landscaping and building separation within side and rear setbacks.

Narrow sites should be consolidated and incorporate:

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

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

Development abutting Sheffield's Lane should increase passive surveillance and provide activation and integration with Sheffield's Lane.

Provide vehicle access in Sheffield's Lane for commercial and other uses that front Sheffield's Lane and Burgundy Street.

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

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

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

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

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

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

Where possible, retain existing mature trees in the front setback of development fronting Darebin Street and plant canopy trees to maintain and strengthen the preferred garden setting of the adjoining residential area to the north.

5.4 Precinct 4 – Health

5.4-1 Precinct map



5.4-2 Precinct objectives

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

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

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

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

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

5.4-3 Precinct requirements

Sub-precinct	Preferred maximum building height	Mandatory maximum street wall height	Mandatory minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation
4A	13.5 metres (4 storeys)	10 metres (2 storeys)	Ground floor walls of buildings must be setback 0 metres from the front street and side street. Walls of buildings above 10 metres must be setback a minimum of 4.5 metres from the front street and side street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height either: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only
4B	20 metres (6 storeys)	10 metres (2 storeys)	Ground floor walls of buildings must be setback 0 metres from the front street and side street. Walls of buildings above 10 metres must be setback a minimum of 4.5	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height either: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or

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Sub-precinct	Preferred maximum building height	Mandatory maximum street wall height	Mandatory minimum front setback	Preferred minimum south side setback to an east-west laneway	Preferred minimum building separation
			metres from the front street and side street.		rear wall on the boundary on one side only
4C	26 metres (8 storeys)	10 metres (2 storeys)	<p>Ground floor walls of buildings must be setback 0 metres from the front street and side street.</p> <p>Walls of buildings above 10 metres to 20 metres must be setback a minimum of 4.5 metres from the front street and side street.</p> <p>Walls of buildings above 20 metres must be setback:</p> <ul style="list-style-type: none"> ▪ A minimum of 9.5 metres from the front street. ▪ A minimum of 4.5 metres from the side street. 	<p>North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway.</p> <p>North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.</p>	<p>Above 10 metres in height either:</p> <ul style="list-style-type: none"> ▪ Include a side or rear setback of 4.5 metres or ▪ Locate a side or rear wall on the boundary on one side only

5.4-4

Precinct guidelines

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

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

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

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

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

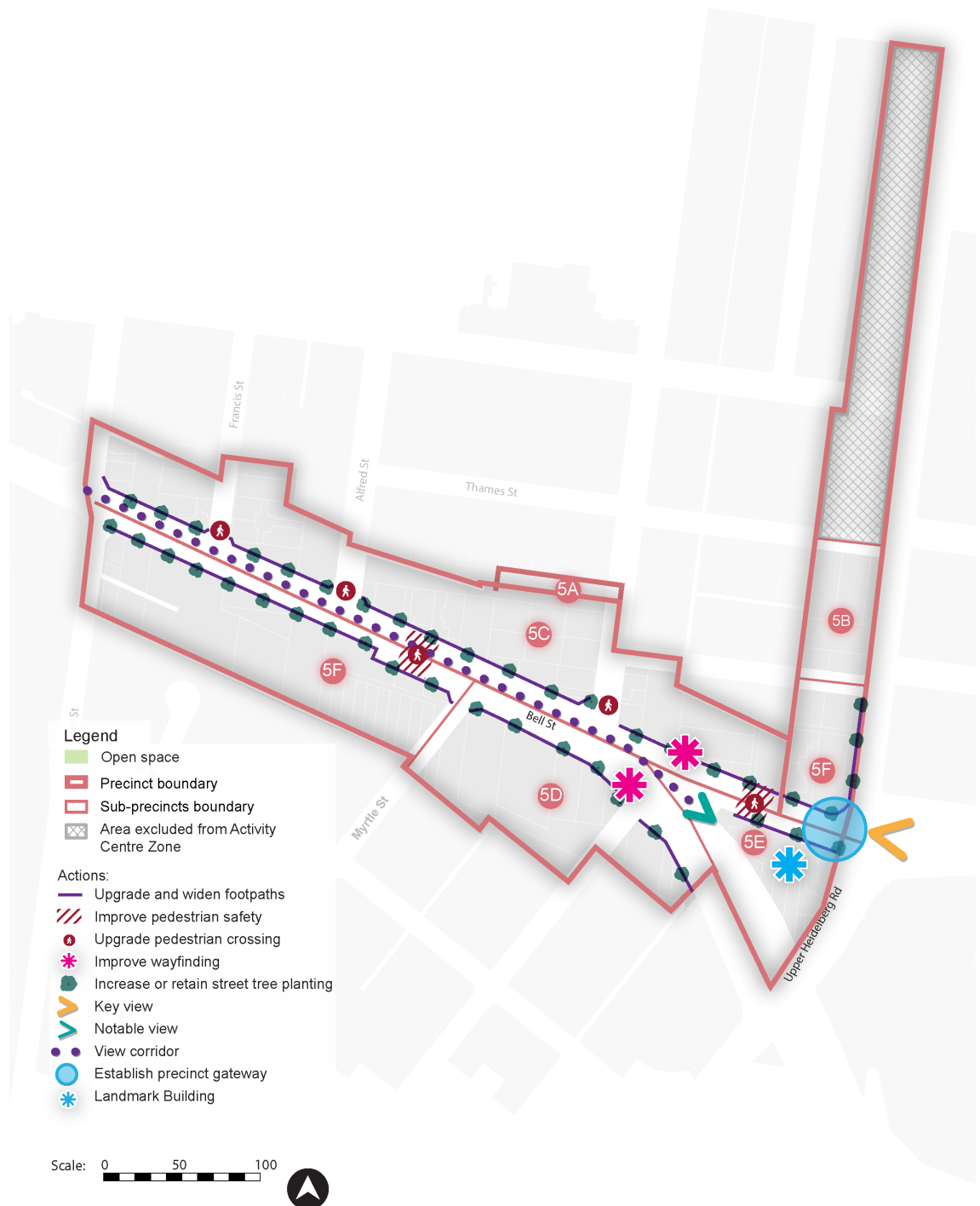
Development adjoining the Service Reserve should positively respond and engage with the Service Reserve interface by providing the following:

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

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

5.5 Precinct 5 – Bell Street Gateway

5.5-1 Precinct map



5.5-2 Precinct objectives

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

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

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

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

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

5.5-3

Precinct requirements

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

BANYULE PLANNING SCHEME

Subprecinct	Preferred maximum building height	Mandatory maximum street wall height	Mandatory minimum front setback	Preferred minimum south side setback to an east-west laneway	Mandatory minimum building separation	Minimum side and rear setbacks adjacent to the boundaries of Precinct 5
			Walls of buildings above 10 metres must be setback a minimum of 6.5 metres from the front street.	metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	of 4.5 metres or ▪ Locate a side or rear wall on the boundary on one side only	
5C	20 metres (6 storeys)	10 metres (2 storeys)	Ground floor walls of buildings must be setback 0 metres from the front street and side street. Walls of buildings above 10 metres must be setback a minimum of 4.5 metres from the front street.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height either: ▪ Include a side or rear setback of 4.5 metres or ▪ Locate a side or rear wall on the boundary on one side only	5 metres
5D	29 metres (9 storeys)	10 metres (2 storeys)	Ground floor walls of buildings must be setback 2 metres from the front street and side street. Walls of buildings above 10 metres must	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above	Above 10 metres in height either: ▪ Include a side or rear setback of 4.5 metres or ▪ Locate a side or	5 metres

BANYULE PLANNING SCHEME

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

5.5-4

Precinct guidelines

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

Development should positively impact identified key views, notable views and view corridors by:

- Being constructed to the preferred maximum building height as relevant to the Sub-precinct.
- Incorporating adequate upper level setbacks above the street wall height.
- Creating separation between buildings above the street wall height and minimising continuous built form with gaps for views and solar penetration.

Development adjacent to the boundaries of Precinct 5 should allow for adequate landscaping, canopy trees and building separation and minimising impacts from overlooking and overshadowing to adjoining residential development in Precinct 6, including by employing the required side and rear setbacks and providing no more than a two level difference to adjoining residential development in Precinct 6.

Narrow sites should be consolidated and incorporate:

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

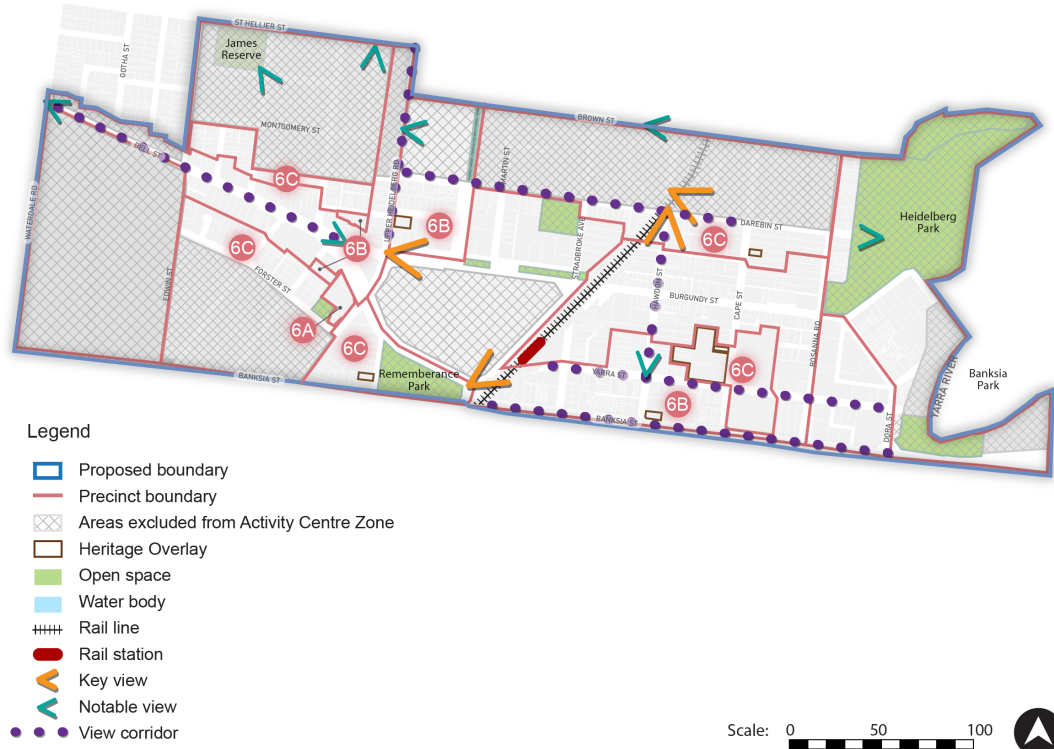
In addition to glazing being incorporated into development, use lighter finishes to complement the predominant palette of materials in the area such as red, cream and grey colours.

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

Avoid car parking and access points along Bell Street.

5.6 Precinct 6 – Residential

5.6-1 Precinct map



5.6-2 Precinct objectives

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

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

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

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

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

5.6-3 Precinct requirements

Sub-precinct	Mandatory maximum building height	Mandatory minimum front setback	Preferred minimum side setback	Preferred minimum south side setback to an east-west laneway	Mandatory minimum building separation
6A	40 metres (12 storeys)	None specified	None specified	None specified	None specified
6B	13.5 metres (4 storeys)	Ground floor walls of buildings must be setback 5 metres from the front street and side street. Walls of buildings above 10 metres must be setback a minimum of 9.5 metres from the front street.	Walls of buildings should be setback a minimum of 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should be setback 4.5 metres from the south boundary of a laneway.	Above 10 metres in height either: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary on one side only
6C	11 metres (3 storeys)	Ground floor walls of buildings must be setback 5 metres from the front street and side street. Walls of buildings above 10 metres must be setback a	Walls of buildings should be setback a minimum of 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres,	North facing ground floor walls of buildings should be setback 3 metres from the south boundary of a laneway. North facing walls of buildings above 10 metres should	Above 10 metres in height either: <ul style="list-style-type: none"> Include a side or rear setback of 4.5 metres or Locate a side or rear wall on the boundary

Sub-precinct	Mandatory maximum building height	Mandatory minimum front setback	Preferred minimum side setback	Preferred minimum south side setback to an east-west laneway	Mandatory minimum building separation
		minimum of 9.5 metres from the front street.	plus 1 metre for every metre of height over 6.9 metres.	be setback 4.5 metres from the south boundary of a laneway.	on one side only

5.6-4

Precinct guidelines

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

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

Development in Sub-precinct 6A should include high density development.

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

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

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

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

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

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

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

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

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

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

6.0

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Proposed C172bany

Application requirements

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

Use

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

Buildings and works

- An urban context report and design response identifying:
 - Built form and character of adjacent and nearby buildings.
 - Heritage character of adjacent and nearby heritage places.
- The design response in the streetscape context with development of a minimum of two lots shown either side of the site.
- For development above 10 metres, modelling which details the impacts of the proposal on identified key views across and from the activity centre and provided in a format that allows for future integration into the digital 3-dimensional model for the activity centre.
- A construction management plan.
- A wind impact assessment report.
- For development in Precinct 4, the adaptability of the proposed building's levels to accommodate future office, medical centre or hospital use and development.
- For development in Precinct 6, a landscape concept plan based on the Banyule Tree Planting Zone Guidelines which distinguishes landscaped garden areas from useable private open space, shows tree planting locations and the extent of the mature canopies.

7.0

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Notice and review

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

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

8.0

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Proposed C172bany

Decision guidelines

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

Use

- Impacts of the proposed use on other uses in the area.
- Whether a mix and greater density of uses is proposed.

Buildings and works

- The impacts of the proposal on key views, notable views and view corridors identified for the activity centre and the protection of these views.

BANYULE PLANNING SCHEME

- Whether the proposed development is appropriate in the context of adjacent development or to existing development at an adjoining heritage place.
- Whether the development respects the scale of surrounding development and the topography of surrounding land.
- Whether overshadowing is minimised from development and unlikely to cast additional shadows to identified public spaces at the equinox between 11 am and 2 pm.
- Whether the development is an under-development of the site and the potential impacts on unreasonably reducing development opportunities of the activity centre in the future.
- Whether the proposal in Precinct 3 or 5 derives from lot consolidation incorporating a frontage width of 18 metres and provides sufficient areas for pedestrian and vehicle access, services and circulation spaces, commercial or residential ground level floor space, passive surveillance and a positive contribution to the street.
- Whether the facades of development visible from nearby parklands provide treatments that are sympathetic with the parkland environment.
- Whether the development provides adequate opportunities for natural light to penetrate to lower levels of buildings.
- Whether the development makes a positive contribution to the identity and sense of place within the activity centre.
- Whether the development is of a high quality architectural standard and improves the urban design quality of the activity centre.
- Whether the proposed development incorporates vegetation at elevated levels within a building including rooftops, facades and balcony areas.
- Whether the development incorporates environmental sustainability principles.
- Whether the development uses stormwater to irrigate vegetation in landscaped areas.
- Whether the proposed landscaping includes weed species as identified in the Banyule Weed Management Strategy.
- Whether the construction management plan will appropriately manage site construction.
- In Precincts 2, 3, 4 and 5, whether floor to ceiling heights in a proposal is adaptable for a range of commercial, medical and hospital related uses and/or developments.
- In Precinct 6, whether a greater diversity and mix of dwelling types is proposed.
- In Precinct 6, whether the proposed site coverage is appropriate and enhances the character of the area, enabling large trees to be retained and new trees to be planted.

Subdivision

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

9.0 Signs

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

10.0 Other provisions of the scheme

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Proposed C172bany

None specified.

11.0 Reference documents

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Proposed C172bany

Heidelberg Structure Plan, Final (Banyule City Council, April 2023)