

Postcode 3081

Urban Design Framework

August 2018







Contents

1.0 Introduction.....4

2.0 Study Area6

3.0 Background Analysis8

4.0 Community Feedback22

5.0 Housing Innovation and Affordability.....24

6.0 Community Infrastructure.....26

7.0 Vision, Objectives and Strategies.....28

8.0 Character Areas.....30

9.0 Key Redevelopment Sites.....46

10.0 Implementation.....50

Appendix A: Housing Capacity Analysis.....55



1.0 Introduction

1.1 Purpose

The purpose of the Postcode 3081 Urban Design Framework (UDF) is to guide urban development in postcode area 3081 to 2050. It will help Council make planning decisions and create certainty for developers. It also identifies further actions required to contribute to community building.

Implementation of the UDF will encourage varying residential densities and spark urban renewal, located in postcode 3081, in character areas that have been identified for change.

To ensure urban design outcomes are in line with the new housing diversity areas, the UDF outlines:

- Appropriate built form e.g. building heights and setbacks;
- A landscaping strategy e.g. a plan for maintaining the tree canopy within the urban environment; and
- Future housing options e.g. potential for higher density, cohousing and innovative housing.

The UDF has been shaped by a number of inputs that include, but are not limited to; rigorous background research and analysis, review of existing Local and State policy frameworks, site visits and observations within the Study Area, feedback from multiple community engagement forums and meetings with relevant agencies and stakeholders.

1.2 Reading this Document

The UDF sets out a proposed Vision for the Study Area and a series of Objectives and Strategies that outline how the Vision can be achieved.

Parts 1 - 5 of the document outline the Study Area and its existing context, key issues facing the area, and opportunities for housing innovation and affordability.

Part 6 identifies the ‘Vision’, overarching Objectives and key Strategies for the UDF.

Part 7 identifies the Future Character Areas and their associated Objectives and Design Guidelines required to achieve the vision within each Future Character Area.

1.3 Application

The UDF has been written to be transferable into a planning scheme control within the Banyule Planning Scheme. The control will be introduced via a Planning Scheme Amendment process. The statutory control proposed to introduce the Objectives, Strategies and Guidelines outlined in this UDF is a Design and Development Overlay (DDO), supported by relevant changes and updates to the Local Planning Policy Framework (LPPF), and some zone changes.

