



## 10.0 Implementation



The following implementation framework establishes an outline for:

- Planning Scheme Implementation;
- Development Contributions; and
- Further studies required.

This is then summarised overleaf in an Action Plan provided in table form.

**10.1 Planning Scheme Implementation**

A new set of planning controls will be required to facilitate and deliver on the Vision for postcode 3081 as articulated in this UDF, along with amendments to the existing policy framework.

Amendments to the Banyule Planning Scheme will include:

**Application of a new Zone**

Parts of the land identified for urban renewal fall within the GRZ1, which limits future development potential to 3 storeys. To enable the intensification specified within the future diversity areas, rezoning to Residential Growth Zone (RGZ) enables the desired intensity for development. The residential hinterland will remain in General Residential Zone (GRZ1) and a part of the Hinterland area may be included in GRZ2. Zones will be defined by road boundaries.

**New Built Form Provisions**

A new Design and Development Overlay schedule will be prepared for Future Character Areas 1 - 4 to guide new development. This respects preferred character, objectives and design requirements and addresses building heights, setbacks, landscaping, lot consolidation incentives and other design standards. This schedule will not address 'generic' good design matters such as building articulation and internal amenity to avoid duplication with other provisions of the Planning Scheme.

Three key redevelopment sites have been identified in the Study Area which include:

- Bellbardia Estate
- Tarakan Estate
- Buna Street Redevelopment Site

A Development Plan Overlay (DPO) schedule has been prepared for the Bellbardia and Tarakan Estates. A DPO is an appropriate tool for site specific guidance on the future development outcomes of the land. A DPO will be prepared to guide the Buna Street Redevelopment Site in accordance with the built form massing prepared at Section 9.0.

**Existing Overlays**

IPO2 applies to the north western quadrant of the study area. It requires that all subdivision, buildings and works must generally be in accordance with the Olympic Village Local Structure Plan, dated 5 October 1995, and to the

satisfaction of the responsible authority. The Olympic Village LSP provides a strategy for the redevelopment of Olympic Village, providing details on areas of housing, locations of community facilities, shopping, schools, and other land uses and facilities for the comprehensive redevelopment of the Subject Area. The intent and content of the LSP are outdated and redundant, therefore the removal of the IPO2 will be done as part of Amendment C114: Fix Up Amendment.

VPO5 applies over the majority of the Study Area, excluding a few specific parcels. VPO5 refers to Banyule's vegetation and treed streetscapes as being one of the most valued characteristics that contribute to the City's neighbourhood character. In particular, the overlay refers to substantial trees located around existing dwellings, which help to enhance and add natural interest to these residential areas. Key objectives of the overlay include retaining and protecting existing tress, and promoting further planting to contribute to local identity and neighbourhood character. There is no need to amend the VPO.

**Local Planning Policy Framework**

The LPPF within the Banyule Planning Scheme will require amendments to support the Vision outlined within this UDF. In particular, Clause 21.06 (Built Environment), Clause 21.08 (Local Places) and Clause 22.02 (Residential Neighbourhood Character Policy). Consideration should be given to retaining its recommendations over the residential hinterland to the south of Bell Street due to stronger existing character. Changes to policy in the future should also consider additional strategies and objectives regarding cohousing and innovative housing within postcode 3081. Provision of a parking policy to assess parking waivers in the context of cohousing and impact of higher density developments encroaching on narrow streets; for example Collins Street or Bamfield Road (Heidelberg Heights).

**10.2 Development Contributions**

Planning controls will establish the basis for the private sector contributions that help fund infrastructure and open space. This is required by new development in Clause 45.06 - Development Contributions Overlay.

Based on the housing capacity analysis undertaken as part of the preparation of the UDF, it is expected that urban renewal could generate a yield of approximately 5,000 additional dwellings in the short term under a low development scenario (see Appendix A: Housing Capacity Analysis).

In order to ensure the postcode 3081 UDF area is well served by social infrastructure, a development contribution, levied via the DCP, will be directed to community infrastructure within the study area.

Developments are proposed to be exempt from development contributions if they provide any or all of the following:

- Land developed for a non-government school or housing by or for the Department of Health and Human Services, as defined in Part 3 of the Ministerial Direction on Development Contributions Plans (11 October 2016) are exempt from the DCP.

- Land which has an existing section 173 under the Planning and Environment Act 1987 and/or Deed of Agreement, which requires the payment of a contributions levy and/or construction of community facilities and/or physical infrastructure, is also exempt from the DCP.
- Certain types of developments (renovations, alterations, demolition and construction of a replacement building, normal outbuildings, and reinstatement of a damaged building) are also exempt.
- Exemptions for cohousing and alternate development models that meet a minimum threshold as defined by the Responsible Authority.
- Other exemptions include minor changes to non-residential development of less than 50m<sup>2</sup> net change that meet a minimum threshold as defined by the Responsible Authority.

**10.3 Public Open Space Contribution**

The schedule to Clause 52.01 of the planning scheme requires a flat rate of 5% from all commercial, residential and industrial subdivisions that create more than one additional, separately disposable, parcel of land. Exemptions/reductions are provided for cohousing developments, or similar, that deliver open space outcomes for the area.

**10.4 Further Studies**

Based on the potential increase in yield, further studies into additional community infrastructure will be required within the Study Area. As part of this, further investigation is required into streetscape and public open space upgrades. Priority will be given to pedestrian and cycle infrastructure; as well as other infrastructures that support public transport use, such as shelters at bus stops.

**Public Acquisition Overlay**

The Public Acquisition Overlay may be applied to secure specific sites for public open space. This can only be undertaken once analysis is undertaken into the potential need for additional public open spaces based on future densities.

Theme	Action	Lead Unit	Stakeholder	Priority
Land Use Planning	<ul style="list-style-type: none"><li>Prepare a planning scheme amendment to implement the Urban Design Framework into the Banyule Planning Scheme to enable future urban renewal.</li><li>Prepare a planning scheme amendment to implement the city wide Development Contributions Plan into the Banyule Planning Scheme to guide contributions that land developers should make towards community infrastructure and facilities</li></ul>	Strategic Planning	DELWP	Short Term
Community Infrastructure	<ul style="list-style-type: none"><li>Provide input into the Development Plan for the Bell Bardia and Tarakan Public housing estate re-developments including the preparation of a Social Infrastructure Assessment to inform potential community facilities, programs and services that may be delivered on-site.</li></ul>	Strategic Planning	DHHS	Short Term
	<ul style="list-style-type: none"><li>Continue to implement the actions identified in the Joint Community Infrastructure Plan for the LaTrobe National Employment and Innovation Cluster for the provision of education, residential aged care, disability, health, community meeting spaces and arts and cultural facilities in the study area</li></ul>	Various Units	DHHS VPA Darebin Council	Various
Access and Movement	<ul style="list-style-type: none"><li>Advocate to the State Government and transport agencies for public transport improvements including to the existing Principal Public Transport Network and Smart Bus routes in the study area</li></ul>	Engineering Services	Transport for Victoria Vic Roads PTV VicTrack	Ongoing
	<ul style="list-style-type: none"><li>Actively engage and raise community awareness of transport mode choice and safety that includes promotion of Green Travel Plans</li></ul>	Engineering Services	Transport for Victoria VicRoads	Ongoing
	<ul style="list-style-type: none"><li>Support and promote car sharing by promoting the use of car sharing schemes at the planning permit stage</li></ul>			
	<ul style="list-style-type: none"><li>Improve pedestrian connections and ease of navigation, including way finding, high quality pedestrian links and priority at traffic signals at Bell Street and major roads in the study area</li></ul>			
	<ul style="list-style-type: none"><li>Use a wide range of parking management tools to manage parking demand</li></ul>			
Public Realm and Open Space	<ul style="list-style-type: none"><li>Support the implementation of the State Government’s Boulevard Strategy to improve tree canopies and amenity along arterial roads.</li></ul>	Various units	DELWP	Medium term
	<ul style="list-style-type: none"><li>Continue to implement the actions identified in the Joint Community Infrastructure Plan for the LaTrobe National Employment and Innovation Cluster for the provision of active open space improvements and upgrades, passive open space opportunities and indoor recreation, aquatic and leisure facility opportunities.</li></ul>		Stonnington	Medium term
	<ul style="list-style-type: none"><li>Pursue Integrated Water Management opportunities emerging from the Joint Community Infrastructure Plan for the LaTrobe National Employment and Innovation Cluster.</li></ul>	Environmental Sustainability	DELWP	Medium term
Affordable Housing	<ul style="list-style-type: none"><li>Continue to advocate for the provision of affordable housing and co-housing opportunities in the study area</li></ul>	Strategic Planning	DELWP	Ongoing
		Youth and Family Services	DHHS	