



# Urban Design Framework for Postcode 3081

An Urban Design Framework (UDF) for Postcode 3081 has been prepared and it is proposed to include the Framework into the Banyule Planning Scheme via Amendment C120. The UDF and amendment are now available for public comment.

## What is an Urban Design Framework?

A UDF is a map and guidelines that shapes the future built environment of an area. A UDF sets the long-term vision for how an area will change and look over time, where development should occur, and which areas should be protected.

## The Vision

The vision is to create a balanced community featuring innovative and affordable medium density housing known for its social cohesion and attractively treed streetscapes. The vision was formed through workshops and discussions with the community, and stakeholders.

## The UDF study area

The Study Area is divided into 5 sub areas: Area 1 Bell Street, Area 2 Main Roads, Area 3 Creekside, Area 4 Local Park Interfaces, Area 5 Hinterland.






## Why are we developing a UDF for Postcode 3081?

The objective of the Postcode 3081 UDF is to guide urban development in Postcode 3081 for the next 20 years. It will help Council make planning decisions and create certainty for the community, landowners and developers to ensure that the things the community values in the built environment are upheld. These things may include:

- the design and colours of buildings
- the amount of trees and vegetation in the area
- the look and feel of public spaces.

Plan Melbourne 2017-2050, the Victorian Government's planning strategy for Melbourne has identified future employment clusters to create jobs close to where people live. The Postcode 3081 UDF area falls within the Latrobe National Employment and Innovation Cluster.

### MAP KEY

-  Area 1 Bell Street
-  Area 2 Main Roads
-  Area 3 Creek Side
-  Area 4 Local Park Interfaces
  1. Buna Reserve Community Garden
  2. Ramu Parade Park
  3. Shelley Park
  4. Malahang Parade Reserve
  5. Narvik Crescent Reserve
  6. Ford park
-  Area 5 Hinterland



## What is the Banyule Planning Scheme?

The Banyule Planning Scheme sets out the way land can be used and developed in Banyule by zoning land for different uses, for example residential or commercial, and by applying other planning controls known as overlays. The scheme also contains local policy to guide decision making.

## How is a planning scheme changed?

Changes to a planning scheme, known as a planning scheme amendment, must follow a statutory process. The proposed Planning Scheme Amendment to include the Postcode 3081 Urban Design Framework in the Planning Scheme is known as C120.

## Amendment C120 - Implementing the UDF

Implementation of the UDF will encourage varying housing densities and spark urban regeneration and revitalisation in Postcode 3081. The UDF will define a new future neighbourhood character that will take cues from the current character, including heritage architecture and street trees, as well as from the community vision for the area.

The amendment proposes to rezone Areas 1-4 from the General Residential Zone to the Residential Growth Zone. The Residential Growth Zone is the appropriate zone to use when encouraging a diversity of housing types of varying heights ranging from a maximum of 4 storeys at local park interfaces, up to 5 storeys along the creek and south of Bell Street and up to 6 storeys along Main Roads in locations offering good access to services and transport including activity centres and town centres.

These residential areas will provide for apartment living in higher density mixed use and residential developments. A Design and Development Overlay will be applied to Areas 1-4 to provide detailed guidance on appropriate built form e.g. building density, setbacks, landscaping, colours and materials.

The amendment also proposes to include part of Area 5: Hinterland area in the General Residential Zone Schedule 2: Incremental Areas. These residential areas are only expected to provide for well designed single dwellings and medium density dwellings.

## Other UDF Implementation

The UDF also includes an Action Plan that includes short, medium, long term and ongoing actions including actions related to community infrastructure provision, access and movement improvements, public realm and open space improvements and advocating for affordable housing options.

## Where do I go to find out more?

More information about the UDF and Amendment C120 is available on the Council's engagement website [shaping.banyule.vic.gov.au](https://shaping.banyule.vic.gov.au) and the Victorian Government's planning website [www.delwp.vic.gov.au/public-inspection](https://www.delwp.vic.gov.au/public-inspection).

Council's Strategic Planning Unit can also be contacted on 9490 4222 during office hours.

## Focus Group Sessions

Want to find out more and ask questions about the project. Register to come along to the focus group session on your letter.

## Planning Scheme Amendment Process

