



Amendment C124

Public Open Space Zoning Corrections

Banyule Council is proposing to introduce Amendment C124 into the Banyule Planning Scheme.

What is the Amendment C124?

The amendment rezones various parcels of land throughout the municipality.

Amendment C124 has two objectives:

1. ensure land being used as public open space is correctly zoned (i.e. parks and reserves)
2. ensure land that has an open space zoning but is not being used as open space is appropriately zoned

Why is the Amendment needed?

There are many reserves and parks within Banyule that are either partly or fully zoned as residential. These parks and reserves physically look and operate as open space, however their planning zone does not match their use.

The Amendment will ensure the zoning of these parks and reserves reflect their purpose.

There are also properties in Banyule that are zoned as open space, yet serve a residential or education/utility public use.

The Amendment will ensure these properties have the planning zone appropriate to their use.

In addition Council has identified properties that have a small section incorrectly zoned. Rezoning these sections to match the rest of the property will ensure the whole property has a single planning zone.

The specific properties affected are included in the explanatory report available at shaping.banyule.vic.gov.au/C124

What does the Amendment do?

Amendment C124 proposes to:

1. Rezone 142 parks and reserves to Public Park and Recreation Zone (PPRZ) or Public Conservation and Resource Zone (PCRZ) to reflect their current use
2. Rezone three parcels of Council owned land to Neighbourhood Residential Zone 3 (NRZ3). These parcels have been proposed for sale and require rezoning to be consistent with future land use
3. Correct zoning errors in ten parcels of land

Service Centres

Greensborough 1 Flintoff Street
Ivanhoe 4 Bond Street
Rosanna 44 Turnham Avenue

All Council service information:

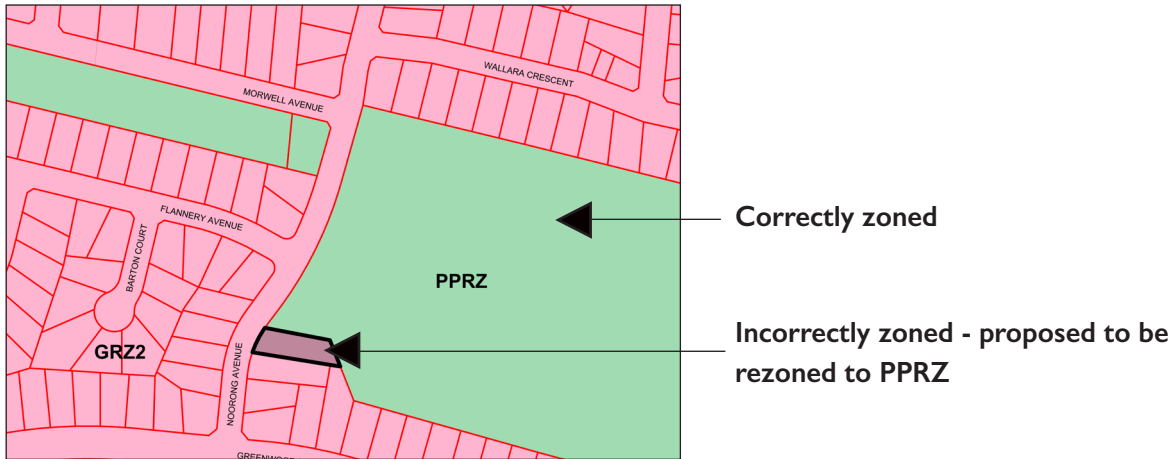
T: 9490 4222 E: enquiries@banyule.vic.gov.au
A: PO Box 94 Greensborough 3088
www.banyule.vic.gov.au



Why is only a section of the land being rezoned for some reserves?

For some reserves the majority of the land is correctly zoned and only a small section is incorrectly zoned. This amendment proposes to rezone the small section to be consistent with the rest of the reserve.

For example, Telfer Reserve at 20 Noorong Avenue, Bundoora is shown on the map below. The small shaded section is currently zoned residential and is proposed to be rezoned to reflect its use as public open space.



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 and through other planning controls such as overlays.

How do planning zones work?

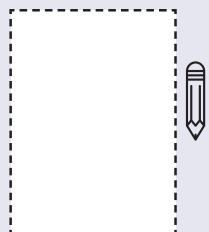
Zones indicate the primary character of the land, for example if it is residential, industrial, rural or public use, and determines the types of uses that may occur in that zone.

Where can I find out more?

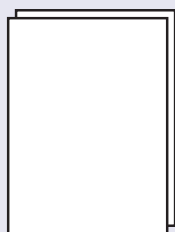
More information available on Council's engagement website shaping.banyule.vic.gov.au/C124 and the Victorian Government's planning website delwp.vic.gov.au/public-inspection

Council's Strategic Planning Unit can also be contacted on **9457 9835** during office hours.

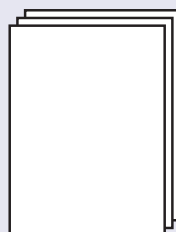
Planning Scheme Amendment Process



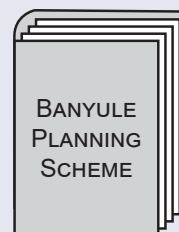
The public provide written submissions to Council on the proposal.



Council considers submissions and any recommendations by an independent State appointed planning panel.



Council chooses to adopt the proposal and submits it to the Minister for Planning to consider approval of the amendment.



Once approved, the amendment goes into the Banyule Planning Scheme.

