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## 5. PLACE – SUSTAINABLE AMENITY AND BUILT ENVIRONMENT

### 5.1 POSTCODE 3081 URBAN DESIGN FRAMEWORK - PLANNING SCHEME AMENDMENT C120

*Ms Rosamund Krivanek, Mr Sohil Ronagh, Mr Ben O’Neil and Mr David Mulholland, Sue Owen, Shelley Gilson and Jennifer Whincup spoke to the item.*

#### EXECUTIVE SUMMARY

The *Postcode 3081 Urban Design Framework* (UDF) was prepared in response to the State Government’s identification of the area in *Plan Melbourne* as a focus for housing renewal and growth, to support the expansion of the La Trobe National Employment and Innovation Cluster (NEIC). It was developed in consultation with the community in 2017, and provides built form and landscape guidance to ensure this growth and renewal is delivered in an appropriate way.

Banyule Planning Scheme Amendment C120 was prepared to implement the guidance of the UDF in the Banyule Planning Scheme by:

- Rezoning some General Residential Zone Schedule 1 (GRZ1) properties to the Residential Growth Zone (RGZ) to allow increased heights in some areas, and to the General Residential Zone Schedule 2 (GRZ2) to restrict growth and protect the character of others.
- Applying design guidelines to the RGZ properties, through new schedules to the Design and Development Overlay (DDO).
- Updating Banyule’s Municipal Strategic Statement to identify the vision for the 3081 housing renewal area.

It was exhibited for an extended period of 10 weeks, from 23 August – 2 November 2018, and Council received 50 submissions. Many expressed support for the proposal, but concerns were also raised including the impact on character and amenity, availability of public transport, traffic and car parking issues, provision of infrastructure and services, and decreased development potential in the areas to be zoned GRZ2.

The review of submissions has revealed improvements that could be made to Amendment C120 before proceeding to an independent Planning Panel for review of submissions that cannot be resolved.

Council can now consider a number of options for proceeding with Amendment C120, as outlined in this report. Option 3, which includes minor changes to the Amendment and UDF, as well as zoning changes and reviewed height limits, could address a number of submissions, and provide significant improvements to the overall proposal.

Resolution (CO2019/42)

That Council:

1. Proceed with Amendment C120 in accordance with option 3 as outlined in this report including:
2.
  - a) Minor changes to revise the application of zone and overlay controls.
  - b) Minor changes to provide clarity within the zone and overlay controls.
  - c) Remove the proposed rezoning of the Hinterland Area and properties surrounding Narvik Reserve and Olympic Village Primary School. Zoning and height limits will remain as they currently are.

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- d) Reduce the proposed height limits for:
    - i. Properties along Malahang Parade and Coral Street, from six to four storeys.
    - ii. The eastern side of the Creekside Area. Proposed height limits will be reduced from five to four storeys on the eastern side of Liberty Parade, except for sites at the corner of Liberty Parade and Bardia Street where height limits will remain at five storeys in accordance with 'Creekside Area Option B' outlined in this report.
    - iii. Waterdale Road, between Altona Street and Bell Street. The height limit will be reduced from six to four storeys to ensure that the amenity of the surrounding low scale residential areas is protected.
    - iv. The southern side of Local Park Interfaces at Buna Street and Ramu Parade from 4 to 3 storeys, to protect the amenity of the adjoining Hinterland Areas that are removed from main roads.
  - e) No changes to the controls for the Buna Street Site in accordance with 'Buna Street Option A', as outlined in this report.
  - f) Consequential revisions to the Municipal Strategic Statement and the Postcode 3081 Urban Design Framework.
3. Request that the Minister for Planning appoint a Planning Panel to consider any unresolved submissions to Amendment C120.
  4. Advise the Planning Panel that Council would be sympathetic to considering potential increased heights in key strategic locations including:
    - a) Wimpole Crescent and Webb Court from 3 to 5 storeys
    - b) Oriel Road, between Bell Street and Perkins Avenue from 3 to 4 storeys
    - c) Oriel Road, between Tobruk Avenue and Bardia Street from 5 to 6 storeys
    - d) Outhwaite Road, between Waterdale Road and Shelley Street from 4 to 6 storeys
    - e) Dougharty Road, between Waterdale Road and Bamfield Road from 3 to 4 storeys
  5. Notes that additional areas within postcode 3081 could be considered for rezoning to support increased densities, including:
    - a) Dougharty Road, between Waterdale Road and Liberty Parade to increase height limits from 3 to 4 storeys
    - b) The southern end of Midway Street to increase height limits from 3 to 5 storeys
  6. Note that exhibition of Amendment C120 has now closed and no further submissions can be received.
  7. Advocate to the State Government for additional services and facilities including public transport such as bus services in the short term, cycling corridors, and pedestrian paths within postcode 3081 and the wider area in line with the expectations of the La Trobe National Employment and Innovation Cluster objectives and planning frameworks.

Moved: Cr Craig Langdon  
Seconded: Cr Wayne Phillips

CARRIED