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C120**LOCAL PLACES**

Banyule has various places of strategic significance. These places include activity centres and employment precincts. These places include:

NATIONAL EMPLOYMENT CLUSTER- EMERGING

- La Trobe

Activity Centres

- Greensborough Activity Centre
- Heidelberg Activity Centre
- Ivanhoe Activity Centre

Neighbourhood Centres

- East Ivanhoe Neighbourhood Centre
- Eaglemont Neighbourhood Centre
- Bell Street Mall Neighbourhood Centre
- Rosanna Neighbourhood Centre
- Macleod Neighbourhood Centre
- Watsonia Neighbourhood Centre
- Bundoora Neighbourhood Centre
- Montmorency Neighbourhood Centre
- Lower Plenty Neighbourhood Centre
- St Helena Neighbourhood Centre
- Diamond Village Neighbourhood Centre

Industrial Precincts

- Heidelberg West Industrial Area
- Para Road Industrial Area
- Grimshaw Road Industrial Area

Strategic planning policy for many of these places is being developed. Strategic policy has been developed and implemented into the planning scheme for:

- Greensborough Activity Centre (Clause 21.08-1) and Activity Centre Zone (Clause 37.08).
- Heidelberg Activity Centre (Clause 21.08-2)
- Ivanhoe Activity Centre (Clause 21.08-3)
- Postcode 3081 Urban Design Framework (Clause 21.08-4)

21.08-1 Greensborough Activity Centre01/06/2017
C110**Overview****General**

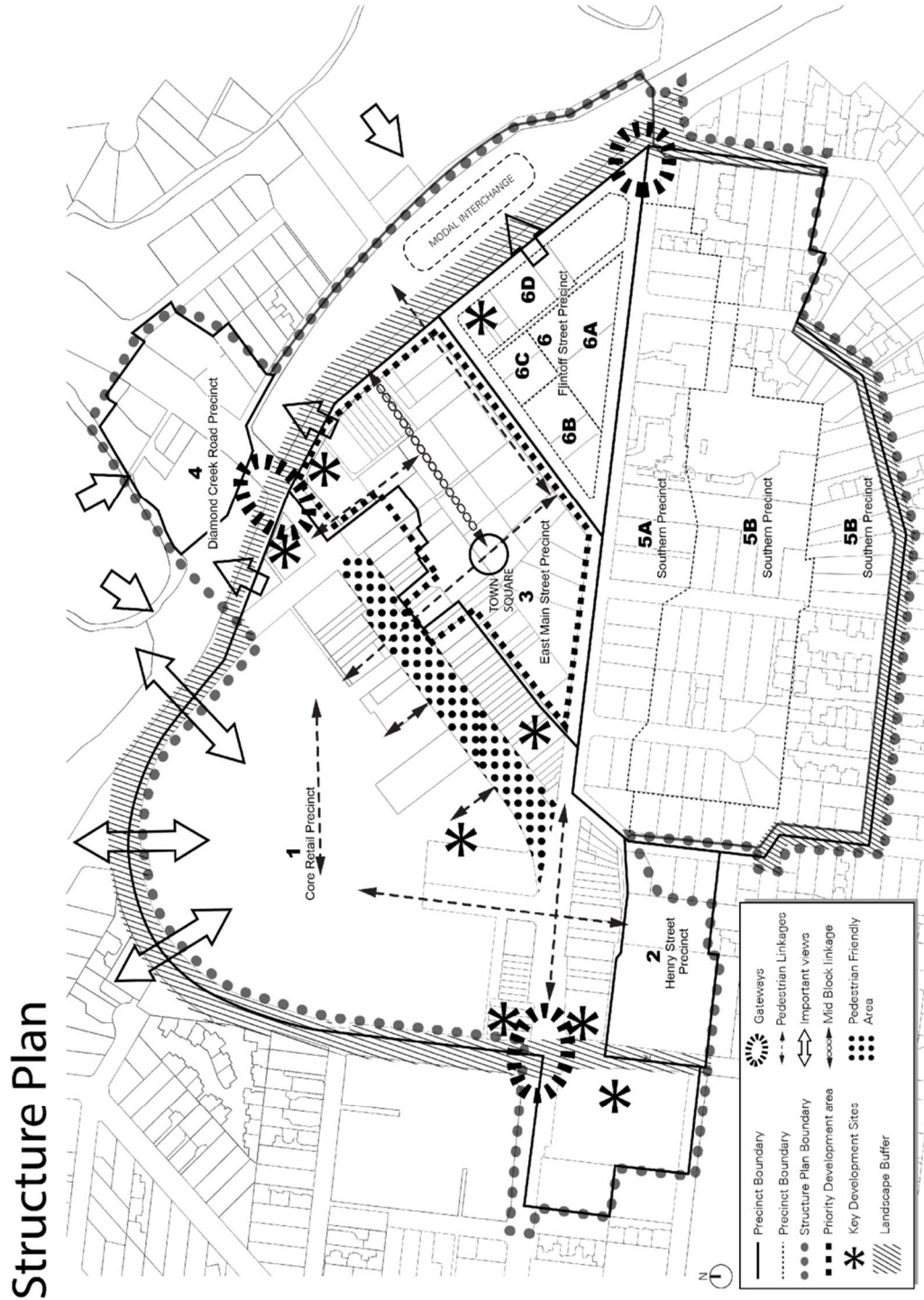
Greensborough Activity Centre is located in the heart of the suburb of Greensborough generally bound by the railway line to the north-east, Para Road to the north-west and Henry Street and Warwick Road to the south.

Greensborough is characterised by a mix of retail and commercial space, including a major enclosed shopping centre, Greensborough Plaza, a shopping strip along Main Street and Grimshaw Street, commercial development at Flintoff Street, combined with some medium - low density residential properties south of Grimshaw Street and the railway station on Para Road. It is positioned within the green setting of the Plenty River Valley and has a unique topography that allows beautiful views over the valley from many locations within the centre.

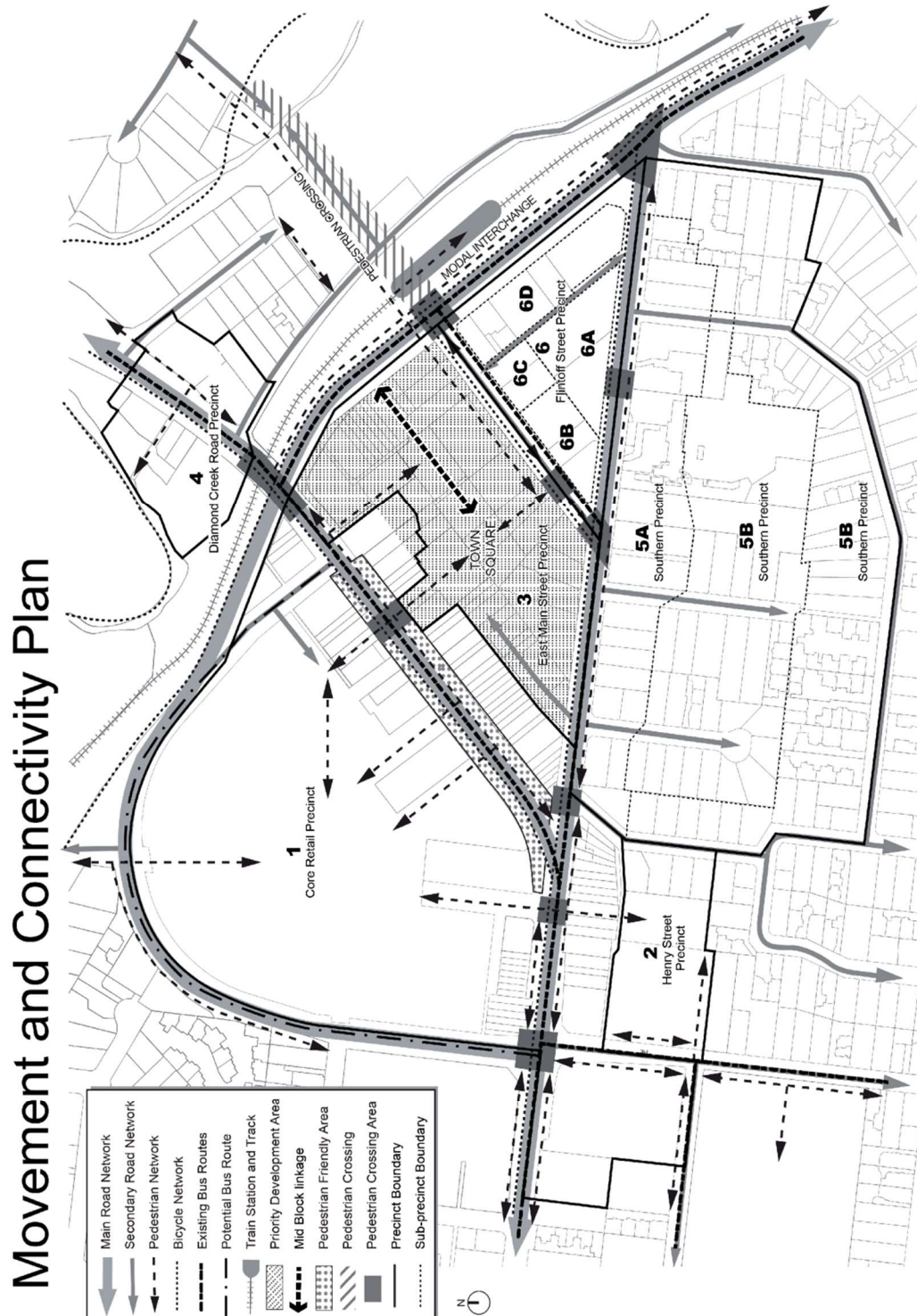
As an Activity Centre, Greensborough is well placed to develop as one of Melbourne's most desirable urban centres, able to provide its community with a range of residential, leisure, recreational, retail, health and wellbeing, and commercial opportunities. In addition, opportunity to expand the town appeal to visitors and patrons from well beyond the boundaries of both Greensborough and the City of Banyule is envisaged.

Plan 1 and 2 outline the Greensborough Activity Centre Structure Plan and Movement and Connectivity Plan for the centre.

Plan 1 Greensborough Activity Centre Structure Plan



Plan 2 Greensborough Activity Centre Movement and Connectivity Plan



21.08-2 Heidelberg Activity Centre

01/06/2017
C110

Key Issues

The Heidelberg Activity Centres function as an integrated precinct, and as such is referred to as a single Activity Centre.

The Activity Centre has several defining characteristics and attributes for a preferred identity. These are as follows:

- Major regional office, administrative and community uses are clustered between Rosanna Road and Dora/Jika Streets
- The centre can support change that enhances liveability and sustainability for social activity, the environment and local economic growth.
- Change in the centre needs to:
 - Enable the precinct's preferred identity and as appropriate, avoid new development and subdivision that inappropriately constrains the floor space growth potential that is provide by the Heidelberg Structure Plan
 - Provide a public realm that supports prioritised modes of transport and encourages best practice environmental and urban design of buildings and spaces.
- The activity centre is set within an undulating and vegetated urban landscape with mature trees on ridgelines and in streets. As such, many building facades and roof tops are highly visible from public domains and streetscapes in the valley and from the surrounding ridgelines. Burgundy Street forms the valley floor with easterly views to the Yarra River parklands and the Dandenong Ranges in the distant backdrop. The valley is edged by mature-treed ridgelines and streetscapes that are punctured by the Austin/Mercy Hospital complex.
- The existing network of small civic spaces around Burgundy Street, the regional parklands and recreational spaces along the Yarra River's corridor are all highly valued by the community and therefore warrant protection and enhancement.
- Several well-established residential neighbourhoods surround the precinct's core.
- Retail, schools, commercial and a mix of other land uses cluster around the Burgundy Street and Mount Street shopping streets, to the east of the train station.
- Medical and allied industries are anchored by and cluster next to the Austin/Mercy complex and the Warringal Private Hospital near the train station to the east; and along Bell Street towards the large Repatriation hospital site to the west.
- Bulky goods retailing and a mix of other land uses cluster along the Bell Street arterial road, to the west of Upper Heidelberg Road.

Overall Objectives, Strategies

Land Use and Economic Development

Objective

To facilitate and promote the continued vital, viable and economic development of Heidelberg.

Strategies

- Establish development that creates a diverse range of dwelling sizes and types, including opportunities for affordable housing and apartments in mixed-use buildings.
- To promote the clustering of regional, commercial and administrative land uses within a Commercial & Community Services Precinct.

- Retain and improve Heidelberg's convenience shopping role and promote cultural and entertainment opportunities within the Heidelberg Shopping Centre Precinct.
- Strengthen the wide range of health care, family support and other health related professional services by promoting/locating:
 - Next to the Warringal and Austin/Mercy hospitals in the Medical Services Precinct and Heidelberg Railway Station Precinct.
 - Above ground floors in the Heidelberg Shopping Centre precinct.
 - Above ground floors in the Peripheral Retail Sales Precinct.
- Provide opportunities for higher dependency retirement care integrated with health care, family support and other health related professional services.
- Provide a range of small and medium sized bulky goods retailing to serve a regional catchment and residential development along Bell Street in the Peripheral Retail Sales Precinct.

Built Form

Objective

To provide new built form that makes a positive contribution to streetscapes and urban form.

Strategies

- Promote higher density development within the Burgundy Street valley, without compromising views from within the public realm, along and across the valley to the ridgelines.
- Encourage development that provides an active frontage at the street level.
- Promote environmentally sustainable design.
- Establish high quality and distinctive built form outcomes.
- Encourage buildings to integrate vegetation within the built form, such as terrace gardens, rooftop gardens and vegetated facades.
- Encourage the design of new buildings that are visually sympathetic to nearby parklands.
- Ensure that the development of buildings at the interface with residential areas respect the desired future character of the residential area.
- Conserve the heritage attributes of places with known heritage value by ensuring that new development is respectful and complementary to the heritage attributes of the area.
- Work with land owners to develop master plans for key strategic redevelopment sites identified by the Heidelberg Structure Plan, to encourage redevelopment outcomes that respond appropriately to the attributes of each site and surrounding area.

Public Realm

Objective

To create attractive, safe and high amenity street, civic and open spaces that enhance and serve new levels of activity within a vibrant and interesting setting.

Strategies

- Create an attractive, safe and highly amenable railway station and surrounding streets that enhances and serves new levels of activity within a vibrant and interesting setting.
- Protect and enhance the wildlife corridor value of the Yarra River and its adjoining parkland environment.

Access and Connections

Objective

To improve, promote and encourage safe pedestrian access, cycling access and public transport use to and within the activity centre.

Strategies

- Minimise the adverse impacts of through-traffic on pedestrians, cyclists and public transport.
- Provide for high levels of access by walking, cycling and public transport.
- Provide vehicle access and connectivity, including convenient access to commercial premises by service and delivery vehicles.
- Provide and manage an appropriate provision of car parking.
- Ensure that car parking provisions do not adversely impact upon the pedestrian environment.
- Encourage regional traffic to travel around the precinct.

Identity

Objective

To ensure that development provides a positive contribution to the preferred identity of Heidelberg.

Strategies

- Strengthen the identity of the activity centre through the use of building materials, built form, public interfaces, civic spaces and landscaping.
- Ensure new development provides active frontages at the street level.
- Capitalise on the environmental, artistic and cultural heritage of Heidelberg.
- Realise the potential of key intersections to read as gateways.

Precinct vision, Objectives and Strategies

The following vision, objectives and strategies apply to use and development in precincts as illustrated in Figure 1 to this clause.

Precinct 1 Yarra Valley Open Space

Vision

Precinct 1 acts as Heidelberg's threshold to the Yarra River and Parklands. As such, it should continue to provide both structured and unstructured leisure and recreation opportunities, a direct link to the regional pedestrian and bike networks of Melbourne, and a place for community events. Pedestrian links across the Yarra River will enhance connections to other local areas and destinations.

The precinct will embrace and celebrate the area's rich cultural heritage, with particular emphasis on the important arts events and traditions that have occurred. Any historic landscape or vegetation aspects should be managed in a way that promotes improved sustainability outcomes. New buildings must be sensitive to the aesthetic and environmental attributes of the precinct.

Objective

To facilitate land use and development that is mindful of and sensitive to the environmental qualities of the area.

Strategies

- Provide opportunities for medium density housing that is designed sensitively to its interface with the Yarra River and Parklands environment and floodplain.
- Provide structured and unstructured leisure, recreation and social opportunities that respond to community needs.
- Discourage future retail and commercial development in this precinct until significant development closer to Burgundy Street and the train station has occurred. Such land uses are secondary to consolidating and improving the residential land in this precinct.
- Ensure development is of an appropriate scale and designed to be sensitive to the interface with the Yarra River and Parklands environment and floodplain.

Objective

To protect and enhance the natural and cultural attributes of this precinct.

Strategies

- Enhance the environmental quality of stormwater drainage, ensuring the cleanliness of stormwater drainage prior to discharge into the Yarra River.
- Protect and enhance the vegetation and wildlife values of the Yarra River corridor.
- Capitalise on the environmental, artistic and cultural heritage attributes of the precinct through the design of buildings, spaces and landscaping.

Precinct 2 Commercial & Community Services**Vision**

The Commercial and Community Services Precinct is regarded as the eastern edge of the Heidelberg Precinct. The precinct will become the preferred location for medium sized businesses and government agencies providing services to the wider region.

Objective

To encourage the development of regional, commercial and administrative land uses.

Strategies

- Encourage buildings of high architectural quality to be developed on key sites in order to enhance the visual gateways to the centre.
- Jika Street and Dora Street, together with Banksia Street and Lower Heidelberg Road should continue to contribute to the regional road network.
- Encourage high quality commercial buildings of a scale and form that is sensitive to the Yarra River and Parklands.
- Encourage development that is sensitive to the existing community and heritage buildings in the precinct.

Precinct 3 Heidelberg Central Shopping Centre

Vision

The Heidelberg Central Shopping Centre Precinct will continue to provide convenience shopping, reinforcing and enhancing its role as a shopping and community activity destination.

The precinct will utilise its proximity to the Heidelberg train station and transport interchange, to provide an attractive location for future residents and with cultural and entertainment activities that provide for a vibrant day time and evening economy.

Objective

To significantly increase the built form within the precinct, provided that views from within the public realm are retained across and along the valley to the ridgelines.

Strategies

- Some retail expansion may occur in this precinct to provide a wider range of comparison goods, restaurants, cafes and meeting spaces, enabling people to participate in their active, vibrant community.
- Buildings should 'fill in' the valley without disrupting views across and along the valley from ridgelines.
- Higher density housing may be provided, particularly centred around the retail areas on Mount Street and Burgundy Street.
- Provide structured and unstructured leisure, recreation and social opportunities that respond to community needs.

Objective

To improve the image and identity of Heidelberg's Shopping Precinct.

Strategies

- Development should include, where relevant, upgrading of the public realm to encourage higher levels of pedestrian traffic and increase public use of the area, as well as protection and enhancement of civic spaces.
- Buildings should contribute to a new identity for the centre where the greening of buildings is visible from elevated vantage points.
- Development should ensure that Burgundy Street retains its primary retail role, whilst promoting a diverse housing stock on upper floors above retail or commercial places.
- Provide a diverse range of dwelling sizes and types in higher density developments, including opportunities for affordable housing and apartments in mixed-use buildings.
- Provide residential development above street level on land zoned for business purposes.

Precinct 4 Medical Services

Vision

The Medical Services Precinct will continue to provide a consolidated range of medical and hospital related services, both to the local community and to the broader north-eastern region.

The precinct will be strongly linked to the train station to allow for easy access to public transport for users of the precinct. The existing vegetation along Burgundy Street and Stradbroke Avenue will be enhanced.

Objective

To consolidate the wide range of health care, family support and professional services, adjacent to the major hospitals and to encourage medical facilities and services to locate in the precinct.

Strategies

- Medical and allied services are encouraged in this precinct.
- Use and development in this precinct must not impinge upon the primary retail / commercial role of Precinct 3, or the primary residential role of Precinct 6.
- Provide opportunities for higher dependency retirement care within the upper levels of buildings predominantly used for medical services.
- Establish a diverse range of dwelling sizes and types within the upper levels of buildings that are predominantly used for medical services.

Objective

To improve the image and identity of Heidelberg's Medical Precinct.

Strategies

- Encourage the design of buildings in the precinct with frontage onto Darebin Street or Powlett Street to be sympathetic with the preferred neighbourhood character; including, front setbacks, vegetation, building materials and building heights.
- Development should establish a civic space on Stradbroke Avenue to create a pedestrian prioritised area.
- Development should protect, incorporate and enhance the existing vegetation along Burgundy Street and Stradbroke Avenue.
- Protect and enhance the public open space provided by the eastern side of the Powlett Street road reserve between Burgundy and Darebin Streets.

Objective

To promote the integrated development of hospital and associated facilities in the Medical Services Precinct, such as car parking, to be sensitive to nearby residential areas.

Strategies

- Encourage master planning for hospital facilities and services in the Medical Services Precinct, including car parking, which is supported by Council.
- Ensure that the development of hospital facilities and services is designed and constructed in accordance with a master plan, which is supported by Council.

Precinct 5 Bell Street Peripheral Retail**Vision**

The Bell Street Peripheral Retail Precinct will continue to provide a range of small to medium sized peripheral sales retailing for the regional market, with redevelopment to provide residential and medical service uses above street level.

Objective

To support uses primarily for small and medium sized bulky goods retailing with opportunity for medical services and dwellings.

Strategies

- Provide a range of small and medium sized bulky goods retailing to serve a regional catchment.
- Provide higher density residential developments that provide a diverse range of dwelling sizes and types, including opportunities for affordable housing and apartments in mixed-use buildings.
- Provide opportunities for medical uses that service and support the function of the hospitals and Medical Precinct.

Objective

To encourage well designed mixed use buildings which respond appropriately to their site and context.

Strategies

- Development should provide a built form that is respectful of adjoining residential areas and create visual interest along Bell Street.
- Other than the entrance to the building, residential development should not be provided at street level.
- Development at 443 Upper Heidelberg Road should provide the only dominant building that protrudes noticeably above the treed ridgeline to provide a landmark that makes a positive contribution to the identity of the activity centres.
- Provide the area with a landscape identity, particularly one that fosters comfortable pedestrian movement.

Precinct 6 Residential Interface**Vision**

This area will provide a moderate increase in the number of dwellings whilst enabling the preferred neighbourhood character of residential land.

Objective

To provide opportunities for housing diversity while retaining the garden streetscape character of the precinct.

Strategies

- Capitalise on opportunities for medium density housing.
- Ensure that the area retains a garden streetscape appearance that is consistent with the relevant Key Characteristics and Design Objectives of the Neighbourhood Character Policy.
- Encourage infill residential development along Bell Street where more convenient access to public transport and other services is available.
- Provide structured and unstructured leisure, recreation and social opportunities that respond to community needs.

Precinct 7 Heidelberg Railway Station**Vision**

The Heidelberg Railway Station area will continue to operate primarily as a transport hub, integrated with new development.

Realise the opportunity to create a community hub between the Major Activity Centre and the Specialized Activity Centre, as well as a direct pedestrian link between the hospitals, train station and Mount Street.

Objective

To promote the development of transit, health care and other commercial uses in appropriate locations.

Strategies

- Provide a diverse range of dwelling sizes and types in higher density developments, including opportunities for affordable housing and apartments in mixed-use buildings.

Objective

To establish appropriate built form that reflects its significant role, incorporates its heritage attributes and retains and enhances significant features and views.

Strategies

- Consider views of the railway station from public areas.
- Encourage high quality mixed use buildings of appropriate height and scale ensuring that development respects the heritage values and views.
- Incorporate the heritage values of the railway station into appropriate developments.
- Provide the area with a landscape identity, particularly one that fosters comfortable pedestrian movement and the creation of civic spaces.
- Promote urban design outcomes that contribute to a comfortable pedestrian environment.
- Encourage development that respects the Station's role as a major gateway to the activity centre.
- Protect significant buildings and features, including the existing landscape buffer on the eastern boundary of the precinct, by encouraging majority of development within the southern portion of the precinct.
- Integrate the train station, Studley Road, the transport interchange and Mount Street through development of a detailed masterplan for the area.

Objective

To provide good pedestrian links between the station and other precincts as a core public transport focus.

Strategies

- Establish high quality open space for entertainment, cultural and community uses in order to strengthen Heidelberg's cultural identity.
- Provide stronger pedestrian links to other precincts, including a bridge over Studley Road to the hospitals.
- Ensure streetscape, public realm and passive surveillance improvements contribute to a more comfortable and safe environment.

Further Strategic Work

Work with Melbourne Water to develop a Local Floodplain Development Plan, to manage additional flows that may arise as a result of increases in density and subsequently impervious surfaces.

Work with land owners to develop master plans for key strategic redevelopment sites, identified by the *Heidelberg Structure Plan*.

Explore opportunities to formally recognise the linear grassed strip within the Powlett Street road reserve, between Burgundy Street and Darebin Street, as a community space for possible landscape improvements.

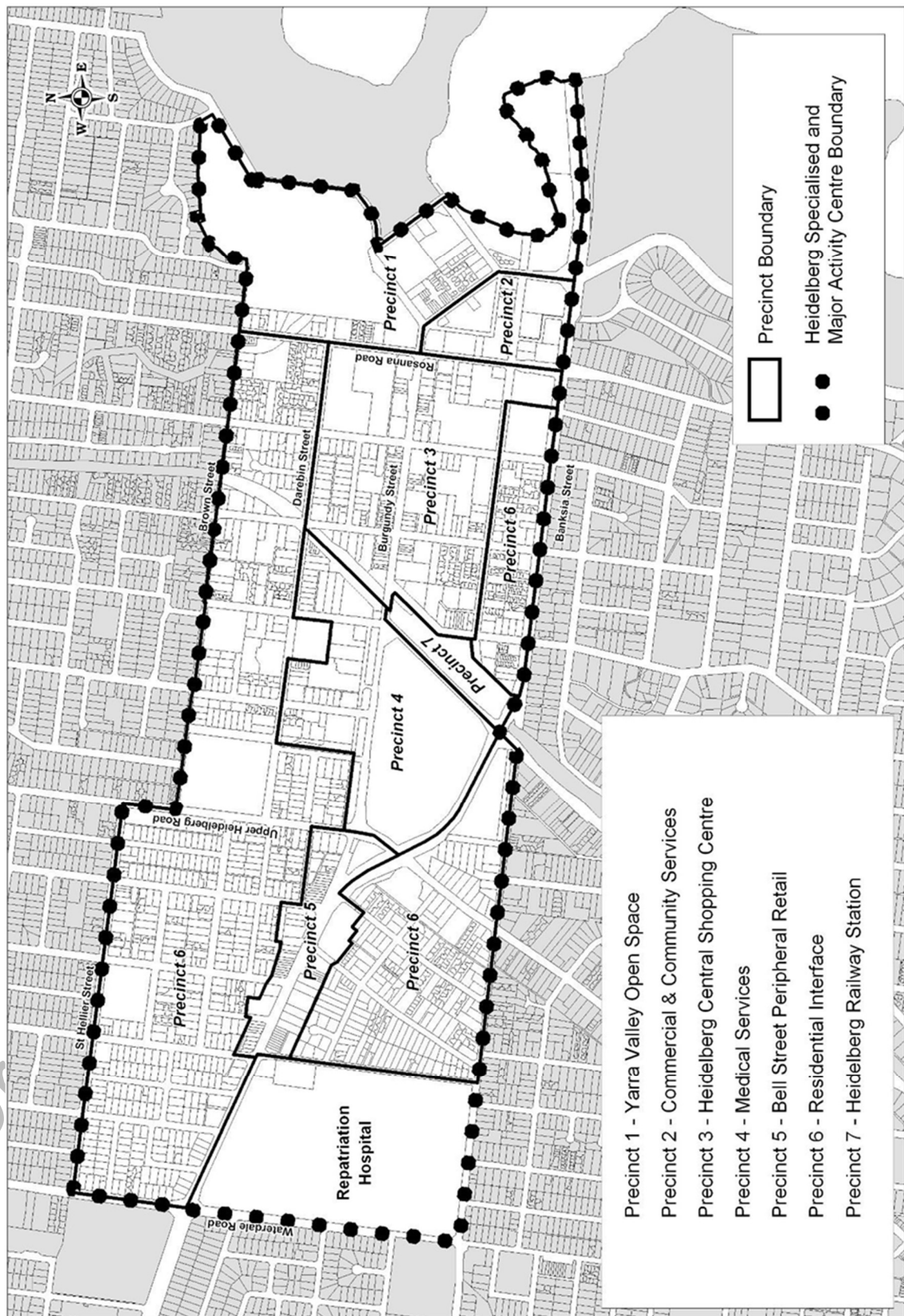
Prepare and implement a Car Parking Plan to encourage transport outcomes that are consistent with the Heidelberg Structure Plan.

Support progress for addressing the dual zoning of land at 37-69 Bell Street, Heidelberg Heights.

Explore opportunities to introduce the Activity Centre Zone for the Heidelberg Specialised and Major Activity Centres.

Draft for Discussion at Panel Hearing

Figure 1 Heidelberg Activity Centre Precincts



21.08-3 Ivanhoe Activity Centre28/05/2015
C93**Overview General**

Ivanhoe Activity Centre is located 9km north-east of the Melbourne Central Activities District. The area is defined by its topography and the curving, undulating nature of Lower Heidelberg Road and Upper Heidelberg Road. It is home to inviting shops, distinctive views, a flagship Town Hall on the top of the hill and a skyline of steeples, towers and trees.

Ivanhoe is a sought after as a place to live due to its character, natural beauty and proximity to the city and services. Some property owners have subdivided their blocks leading to an increase in the number of new residents living in multi-unit dwellings. Greater housing choices such as one and two bedroom dwellings are sought, particularly in and around the commercial heart of Ivanhoe.

Identified in the Metropolitan Strategy as an Activity Centre, Ivanhoe is central to Banyule's plans to direct change to key Activity Areas to allow for growth in housing, commercial activity and community facilities.

Precincts

Seven distinct development precincts have been identified within the Ivanhoe Activity Centre (see Map 1 Ivanhoe Framework Plan for precinct boundaries).

Vision**Overall vision**

Ivanhoe will continue to be a unique garden suburb known for its neighbourhood character, natural beauty, heritage and proximity to the city and services.

Respecting the desired character of the area, Ivanhoe will have more diverse housing choices to enable residents to live closer to the heart of Ivanhoe. This in turn supports a range of food, retailing, recreation, and entertainment and services that enliven the area and local economy.

The famous ridgeline and topography of Ivanhoe will continue to be highly respected together with the impressive historic buildings, prominent trees, streetscape and distinctive views. New buildings will be sympathetic to the natural and built environment and add to the architectural, environmental and heritage qualities of the area. They will reflect the needs of a growing and changing community including the importance of people living close to transport, services and facilities.

New housing developments in the Residential Accessible Areas surrounding the commercial centre will have substantial trees and vegetation to protect and enhance Ivanhoe's revered neighbourhood character. This complements the sustainability of the local environment which itself is greened with substantial trees and inspired landscaping. New public squares will be open and landscaped and act as a new focal point for community life.

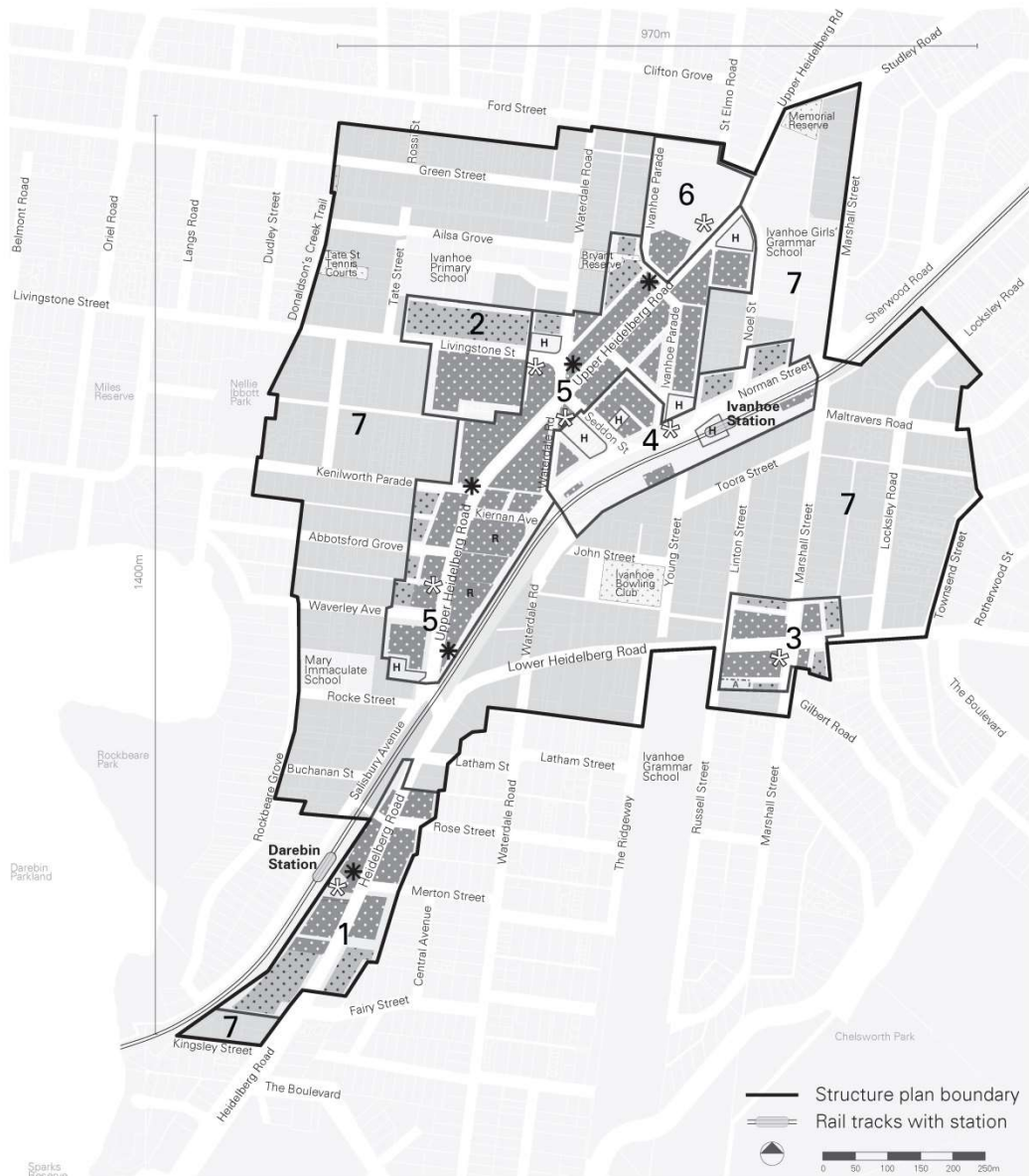
Pedestrians and cyclists will move more safely around the area with ease. Public transport will be more frequent, safe, interconnected and accessible to all residents.

The town hall heritage building is a focal point for the community and civic life, and will continue to be a source of local pride. The famous clock tower is one of the most recognised and celebrated landmarks in Ivanhoe.

The Civic Precinct will include a mix of exciting and integrated community, commercial and residential uses, including a first class library and learning hub and an attractive, accessible, open public square. Distinctive views to the Dandenongs, Kew and the Melbourne CBD from the Civic Precinct remain an attraction for Melburnians.

Map 1 – Ivanhoe Framework Plan

FRAMEWORK PLAN



Sparks Reserve

DIVERSITY AREAS

- 1 Darebin Station Precinct
- 2 Ivanhoe Plaza Precinct
- 3 Lower Ivanhoe Precinct
- 4 Ivanhoe Station Precinct
- 5 Upper Heidelberg Road Precinct
- 6 Civic Precinct
- Mixed land use - proposed
- Multi-unit residential - proposed
- Recent development - no change anticipated

ACCESSIBLE AREAS

- 7 Residential Precincts

CHARACTER

- Public open space and recreation
- Pedestrianised area - proposed public square
- Landmark building - opportunity for visual emphasis
- Sense of arrival
- Areas of investigation
- Heritage - limited change anticipated

Precinct Visions

The following precinct based visions are also relevant:

Precinct 1 Darebin Precinct	Station	<p>Darebin Station and its surrounds will be a vibrant community hub, providing an important link for residents and businesses in the southern part of the Activity Centre. Sites surrounding Darebin station will be sensitively redeveloped to provide for convenience retail, offices and housing.</p> <p>Residential development along Heidelberg Road will support the desired streetscape character through the use of setbacks and landscaping. Darebin Station will be redeveloped to provide a high level of amenity, a landscaped public square, on site car and bicycle facilities, and improved pedestrian links and access.</p>
Precinct 2 Ivanhoe Plaza Precinct		<p>Ivanhoe Plaza will provide a varied and interesting mix of uses that complement the Upper Heidelberg Road Precinct and provide a transition to residential areas. Mixed retail, including major retail and specialty stores will exist at ground level with office and residential development at the upper level of a redeveloped Ivanhoe Plaza site. Residential development in Livingstone Street will include generous landscaping and upper level setbacks. Livingstone Street will create a sense of arrival to the Activity Centre through a boulevard of trees on public and private land.</p> <p>Redevelopment of the precinct will provide a safe and comfortable walking environment and improved car parking levels and loading access. The important community role of the local church will be strengthened, and the church buildings will continue to be respected as distinct local landmarks.</p>
Precinct 3 Lower Ivanhoe Precinct		<p>The Lower Ivanhoe Precinct will continue to be a local hub that provides convenient shopping and community services for the surrounding area. A more consistent and appealing built form and main street feel will add to the desired streetscape character of the area.</p> <p>Housing development will increase activity in this location and provide informal surveillance over the street. Both sides of Lower Heidelberg Road will be enhanced by mixed use and residential development and will be better linked with improved traffic flow and pedestrian amenity. The unique staggered front setbacks of buildings on the north side of Lower Heidelberg Road will continue to provide visual interest to the streetscape.</p>
Precinct 4 Ivanhoe Precinct	Station	<p>The Ivanhoe Station and surrounding areas will be significantly upgraded and greened, and its important connections to Upper Heidelberg Road improved. Higher density residential and mixed use development will be encouraged near the Station and on the nearby triangle shaped site.</p> <p>An upgrade of the precinct to a multi modal transport interchange facility will create an integrated bus and train interchange area, taxi zone and station drop off/pick up location while respecting the heritage significance of the station building.</p> <p>Pedestrian and cyclist access to the station will be improved and made safer through better pedestrian links, extra facilities and safety upgrades.</p>
Precinct 5 Upper Heidelberg Road Precinct		<p>Upper Heidelberg Road will remain the core of the Activity Centre and its historic buildings and unique streetscape are central to the desired character of the area. There will continue to be a focus of retail activity at the ground floors of the valued two storey façades, with upper level development setback from Upper Heidelberg Road.</p>

	<p>Offices and housing will generate additional activity and vibrancy, ensuring the area grows as a hub for services and facilities. Whilst regional health services are provided in Heidelberg, the Precinct will continue to provide local medical, dental and allied health services for the community.</p> <p>Basic goods and services, along with specialty and boutique stores and cafes will meet the needs of the local population and attract visitors from outside Ivanhoe. The Precinct will provide a pleasant, landscaped walking environment with convenient access to the Ivanhoe Railway Station, schools and residential areas. The two churches in this Precinct will continue to fulfil an important community role and their prominent built form will be respected.</p>
Precinct 6 Civic Precinct	<p>Ivanhoe will have a greatly enhanced Civic Precinct based around the iconic Town Hall and a first class Ivanhoe Library that is impressive, contemporary and multi functional and caters for all age groups and abilities.</p> <p>The Town Hall heritage building is famous for its history, structure and grandeur and will continue to be a focal point for the community and civic life, and source of local pride. The famous clock tower continues to be the most recognised and celebrated view in Ivanhoe.</p> <p>The Precinct will be home to new residents that will enliven the area, and the new landscaped town square will be an inviting space and focal point for Ivanhoe.</p> <p>The Precinct will be enriched by an accessible range of facilities of exceptional quality, with a community, educational, cultural and arts focus that provides benefits across all ages and abilities in the community.</p> <p>The vibrancy and success of the Civic Precinct will benefit the whole of Ivanhoe and Banyule socially, culturally and economically.</p>
Precinct 7 Accessible Residential Precinct	<p>Streets in the Accessible Residential Precinct of Ivanhoe will continue to have a community feel derived from their quality housing, consistent scale, canopy trees and heritage places. The appealing garden suburban character will complement the nearby urban core and surrounding areas of natural beauty.</p> <p>Many residential streets will continue to be tree lined with well established vegetation including substantial exotic and native trees in private gardens, nature strips and public open spaces. The undulating topography and leafy ridgeline will continue to create a distinctive backdrop when viewed from a distance while providing opportunities within the Precinct for views to the Melbourne CBD, Kew and the Dandenong Ranges.</p> <p>New housing in the Precinct provides for a range of dwelling types to meet the diverse future needs of the community. Housing is located to make the most of its accessibility to the urban core and public transport, and will be designed to make a positive contribution to the desired character of the area.</p> <p>New buildings will be set back from the street, with front gardens large enough to cater for substantial trees surrounded by lower street edge planting and visually permeable front fences. A strong landscape character will be achieved through a thoughtful combination of private and public realm planting. There will continue to be a visually dominant tree canopy along streets and shared rear garden zones.</p> <p>Improved pedestrian and cycle connections will provide better access to retail, commercial, medical and community facilities in the urban core as well as to the many beautiful areas of open space in and around the Activity Centre.</p>

Cultural Heritage and Identity

Objective

- To reinforce Ivanhoe's strong local identity and cultural heritage through the enhancement of its landscape character, indigenous and built heritage and the improvement of cultural and community facilities and public spaces.

Strategies

Built Heritage

- Reflect the local identity of Ivanhoe in the design of new or modified buildings and spaces by respecting known heritage qualities and exploring contemporary design to achieve high quality design and construction standards.

Cultural and Creative Life

- Utilise public art to enhance the Activity Centre, particularly focusing on gateways, public open space, public realm infrastructure, the public domain around the Upper Heidelberg Road Precinct, new community facilities, public buildings and major development proposals.
- Explore the potential for developing new school and community shared spaces and facilities on school land in or around the Activity Centre.

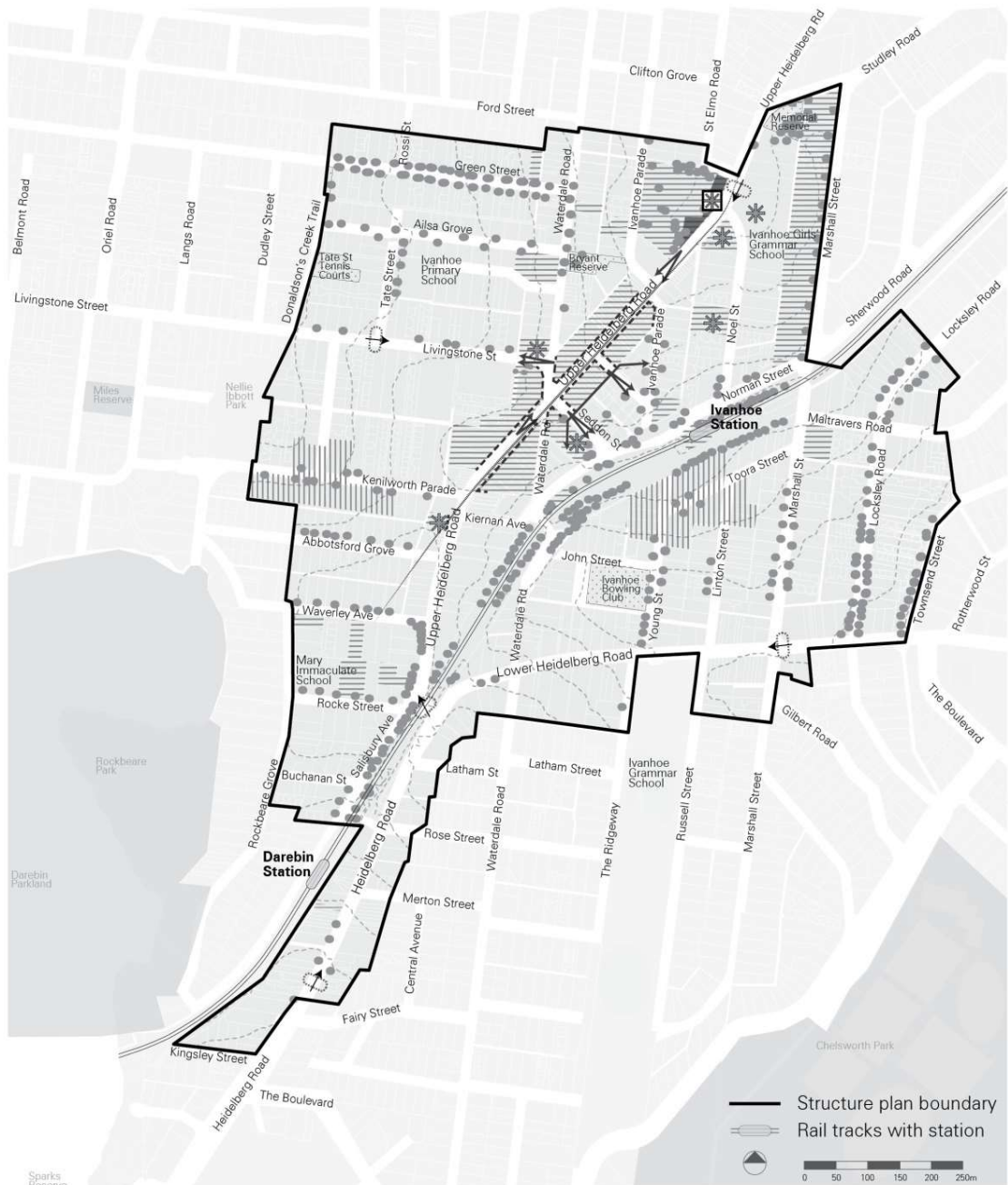
Landscape Character, Views and Vistas

- Ensure that new development reinforces the treed, green setting of the area by protecting existing trees, planting new canopy trees and including prominent vegetation at ground and upper levels.
- Encourage well-designed building and landscape outcomes that protect and enhance the most valued views to and from the Activity Centre.
 - Ensure that new development maintains the ongoing prominence of the Town Hall Clock Tower as the dominant built form element of the Activity Centre.
 - Protect the view from the Town Hall to the Melbourne Central Activities District skyline by requiring new development to achieve a sharing of views.
 - Manage the siting and design of new buildings to avoid obscuring existing views to the Library, Town Hall and Clock Tower, including the ongoing visibility of the Clock Tower silhouette from the northern approach along Upper Heidelberg Road.
 - Frame the view of the Town Hall with well designed buildings, maintaining a clear viewing corridor along Upper Heidelberg Road.
 - Frame vistas along Upper Heidelberg Road through a modest increase in building heights along both sides of the road.
 - Encourage new development that takes advantage of the topography of the Activity Area and long-range views to the Dandenong Ranges, Kew, the Melbourne Central Activities District and the surrounding landscape.
 - Ensure that the rear and side facades of buildings that are visible from public vantage points within the Activity Centre, Accessible Residential Areas, or the railway corridor, are designed to provide visual interest and to minimise the visual prominence of the building.
- Utilise architectural and landscape design around the centre of the Activity Centre to enhance the visual appearance and prominence of the precinct on the ridgeline.

- Enhance the sense of arrival in gateway locations through the use of visually interesting buildings, landscaping, street design and artworks to mark sites in a manner that reinforces Ivanhoe's cultural, heritage and landscape identity.

Draft for Discussion at Panel Hearing

Map 2 – Ivanhoe Cultural Heritage and Identity Plan



Land Use

Objective

- To maintain an economically viable and socially vibrant Ivanhoe Activity Centre that allows for future housing and commercial growth through efficient use of available space, new public squares and the potential for a greater range of social, cultural, recreational and entertainment activities.

Strategies

Retail, Commercial and Office

- Encourage the location of land uses such as retail, hospitality and entertainment at the ground level of buildings in retail areas.
- Design buildings in retail areas to have active frontages that open onto the street, creating an accessible, welcoming and vibrant street life.
- Encourage additional entertainment and leisure facilities throughout the core of the Activity Centre.
- Encourage new commercial office space and retail premises to suit a range of small and medium sized organisations and promote local employment.
- Facilitate expanded retail use of available land in the shopping precincts through redevelopment of underutilised land at the rear of sites and upper level extensions to buildings.
- Facilitate the redevelopment of inefficient surface car parks, ensuring that new development includes replacement parking to avoid a net loss of parking spaces.
- Encourage larger format retail stores to be located away from the core of the Activity Centre in areas such as Bell Street, Heidelberg.

Mixed Use

- Encourage community services, offices or residential development to be located in the upper levels of mixed use developments, maintaining active uses at the street level, such as retail and hospitality.
- Encourage health services and allied industries at the upper levels of mixed use developments to cater for the ageing population, while recognising that the Heidelberg Specialised and Major Activity Centre is the preferred location for the bulk of these services.
- Locate community and government services within the Activity Centre to take advantage of accessibility to a range of transport modes.

Residential

- Focus housing growth in and around the Activity Centre to reduce development pressure in residential streets outside the Activity Centre boundary.
- Encourage a mixture of dwelling sizes and types within individual developments to cater for different household needs, with a focus on smaller households in and around the Activity Centre.

Civic, community and entertainment

- Explore opportunities to facilitate up to seven new or revitalised public squares. The designs should encourage the creation of safe and landscaped places that are attractive and accessible. The squares should be in the following locations:
 - The landscaped area outside the Ivanhoe Library on Upper Heidelberg Road (Civic Precinct).

- The area near the corner of Marshall Street and Lower Heidelberg Road on the south eastern corner (Lower Ivanhoe Precinct).
- On or near the triangular car park site near Waterdale Road and Upper Heidelberg Road (Ivanhoe Station Precinct).
- The landscaped area in Norman Street opposite the railway station (Ivanhoe Station Precinct).
- The current car park at the northern Livingstone Street edge of the Ivanhoe Plaza site (Upper Heidelberg Road Precinct).
- The area north of the Mary Immaculate Catholic Church on Upper Heidelberg Road near Waverley Avenue (Upper Heidelberg Road Precinct).
- Part of the area between Darebin Station and Heidelberg Road (Darebin Station Precinct).
- Recognise the role of privately-owned publically-used spaces such as Ivanhoe Plaza, public buildings and streets that act as informal community meeting places.

Built Environment

Objectives

- To ensure new development and building additions in the Ivanhoe Activity Centre respect the existing high quality built environment including the desired streetscape, building design, siting and neighbourhood character.

Strategies

Building heights

- Ensure any larger scale new development is directed to strategic sites within the Diversity Areas.
- In the Accessible Residential Areas, integrate new buildings into the surrounding neighbourhood and manage growth and change within an enhanced, treed setting.
- Protect the valued 9m (two storeys) heritage façades (street wall) of Upper Heidelberg Road, while enabling extensions up to a preferred maximum height of 15m (four storeys) setback behind the street wall.
- Create a consistent main street character along Upper Heidelberg Road by extending the 9m (two storeys) street wall to the north and south.
- Apply a preferred maximum height of 15 - 21m (4-6 storeys) throughout the Diversity Areas subject to development guidelines which provide for generous setbacks and landscaping.
- Respect the desired character of Accessible Residential Areas by providing setback and landscaping guidelines to reduce visual bulk and a applying a preferred maximum height of no more than 9m (2-3 storeys).
- Avoid underdevelopment within the Diversity Areas by encouraging well designed, high quality development that is consistent with the preferred maximum height of the relevant precinct.

Building quality and design

- Ensure that building frontages maintain a fine urban grain as the defining element of streetscape character at the street level.
- Promote the use of high quality building materials and landscaping that reflect the desired character and provide longevity and a low level of ongoing maintenance.
- Encourage the design of new development to incorporate a contemporary interpretation of existing building styles through the use of materials and vegetation commonly found in the area.

- Ensure that building elevations that are visible from a street or laneway are well designed, attractive and encourage a sense of activity.
- Design elevations fronting streets, laneways or public open spaces to include living spaces, entrances, windows and other details that maximise movement, outlook and passive surveillance.
- Encourage the articulation of building facades through design treatments such as door and window design, variations in materials and colours, use of balconies and integration of advertising.
- Encourage the provision of rear of shop access and enhanced laneway amenity to improve pedestrian safety.
- Improve the sense of arrival at gateways through building and landscape design and visitor signage.
- Encourage development to respond to the topographical conditions of the area.
- Encourage the application of universal housing design principles as part of new residential developments.
- Encourage the use of trees and other vegetation as a design element to soften interfaces to streets and adjoining dwellings.
- Ensure new developments, in Accessible Residential Areas, are designed to respect the prevailing streetscape rhythm and spacing of buildings, for example, by encouraging new development to present as a single dwelling to the street.

Protecting amenity

- Encourage building designs that integrate noise reduction measures and landscaping to protect the amenity of future occupants and nearby residents, for example, by:
 - Considering the use of screening heights of more than 1700mm and the use of planter boxes to reduce noise and overlooking from balconies.
 - Encouraging the use of double glazed windows and construction materials that aid in sound proofing.
- Ensure new developments, particularly those close to the ridgeline, have plant and equipment, such as air conditioning units, acoustically baffled to protect the amenity of nearby residents.
- Ensure that new commercial and mixed use buildings adjoining residential properties provide a transition in height.
- Encourage multi-dwelling residential and mixed use development as an appropriate interface between Diversity Areas and Accessible Residential Areas.
- Manage the visual bulk of new development by providing upper level setbacks and visual breaks in facades.
- Design new dwellings to enable the retention of canopy trees in residential areas.
- Ensure that front and rear setbacks in Accessible Residential Areas have sufficient dimensions to ensure the long term health of new and existing canopy trees to soften the impact of new development.
- Utilise side setbacks in Accessible Residential Areas to allow space for landscaping, create shared greenery between adjacent properties and protecting the daylight and amenity of adjoining dwellings.
- Set back upper levels in Accessible Residential Areas to protect the privacy of adjoining secluded open spaces, reduce visual bulk and provide for a high level of amenity for future occupants.

Environmentally sustainable design

- Promote the long-term environmental and economic benefits of Environmentally Sustainable Design to planning applicants.

Public realm

- Design building entrances to be clearly visible, well lit, directly face the street or adjoining public space and avoid changes in grade between the building floor level and the adjoining public space at the entrance.
- Investigate improving lighting along key pedestrian routes to the railway stations, including laneways.
- Encourage the application of Crime Prevention through Environmental Design (CPTED) principles in building and infrastructure design, particularly on sites along key pedestrian routes.
- Design buildings to achieve consistent weather protection along identified streets in the commercial and retail parts of the Activity Centre.

Natural Environment

Objectives

To respect and enhance the treed and landscape character of the Ivanhoe Activity Centre and provide safe and convenient access to a range of quality public open spaces that offer opportunities for recreation, social interaction and appreciation of the natural environment.

Strategies

Natural heritage

- Use local natural materials such as stone or timber in new landscaping projects that abut open spaces.

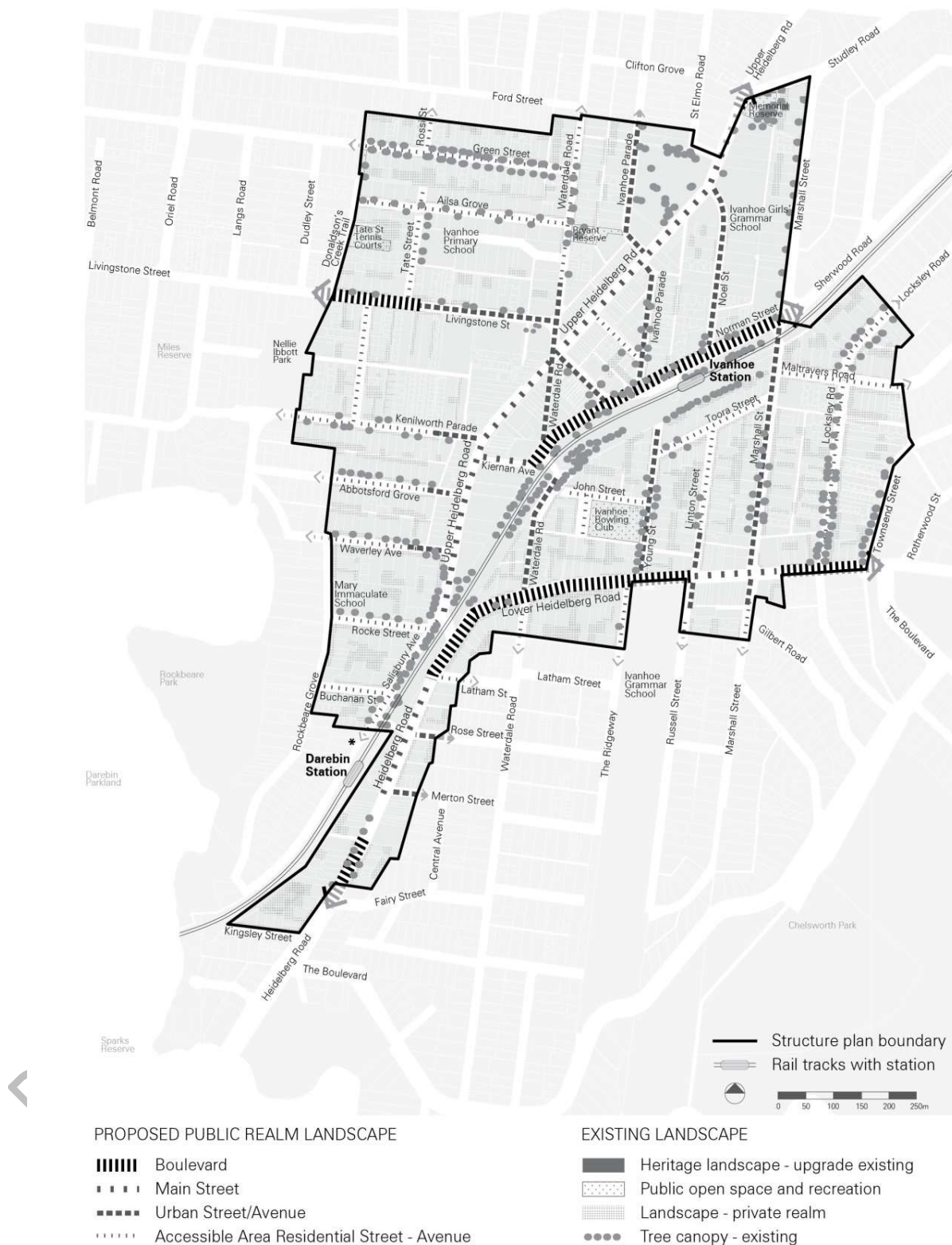
Open space and recreation

- Investigate opportunities to acquire land or access public land owned by other authorities in order to create additional public open space, in or near the Activity Centre, where development contributions make it feasible.

Public and private realm landscaping

- Encourage new plantings and protection of existing trees in the rear, side and street frontage setbacks of new residential development.
- Encourage the use of plant species that soften views to buildings when viewed from the street and from adjoining dwellings and secluded private open space areas.
- Investigate planting additional street trees in areas that have sparse or irregular public realm plantings.
- Undertake further street tree plantings to provide a framed boulevard character in the major roads leading into the Activity Centre to provide a gateway effect.
- Retain and enhance vegetation in streets that have a tree-lined character.
- Incorporate landscape improvements into new multi-unit residential development including canopy trees and innovative use of vegetation, such as vertical gardens, green roofs and green walls.
- Minimise the number of crossovers and car park entrances per street block, to prevent the loss of street trees, vegetation and on street parking, and improve the look of streets.

PAGE 26 OF 35



Transport and Infrastructure

Objectives

- To ensure the Ivanhoe Activity Centre supports safe pedestrian and cyclist movement, integrated public transport, efficient vehicular movement and appropriate management of car parking and access.
- To ensure that infrastructure is upgraded to meet the needs of a growing population.
- To ensure that the Ivanhoe Activity Centre accommodates and facilitates safe and efficient public transport services.

Strategies

Land use planning

- Encourage more housing, employment, retail and entertainment closer to one another and to convenient public transport.
- Encourage development that supports active and sustainable transport initiatives and goals through:
 - Green travel plans;
 - Car share programs and facilities;
 - Bicycle parking, secure storage and end-of-trip facilities such as showers; and
 - Convenient and accessible pedestrian routes.

Travel and transport

- Advocate to improve active and sustainable transport connections in the Activity Centre.
- Encourage access to the Ivanhoe Activity Centre by sustainable transports modes such as walking, cycling and public transport, recognising that a variety of safe and integrated options are needed for the local population.
- Encourage Green Travel initiatives to reduce car dependency through improved cycle facilities and capacity, car share schemes, real time public transport information in public areas and pedestrian pathway improvements.

Public transport

- Encourage increased public transport use to and within the Ivanhoe Activity Centre.
- Advocate to address public transport related safety issues within the Ivanhoe Activity Centre.
- Ensure any proposed developments do not negatively impact upon existing and future rail and bus operations.

Traffic management

- Manage safe and efficient vehicular movement throughout the Ivanhoe Activity Centre.
- Provide and plan for convenient access to commercial premises by service and delivery vehicles.
- Improve laneways to encourage better safety and amenity, more efficient commercial usage and in some cases access to future residential developments.
- Consolidate loading and service areas into back of house zones (to the rear of Main Streets) to enhance the pedestrian safety.

Car parking

- Encourage mixed use development with sufficient public car parking in strategic locations.
- Encourage basement parking in multi-unit or mixed use developments.
- Maintain pre-existing levels of public car parking when redeveloping public car parks.
- Encourage new multi dwelling developments to adopt car sharing schemes to reduce overall car parking demand.
- Consider flexibility around car parking requirements in recognition of the fact that people have diverse needs and in some instances they may not require a car park.

Pedestrians

- Design new development to provide passive surveillance over laneways and car parks.
- Provide safe and convenient pedestrian access to public transport stops and interchanges.

Bicycle network

- Provide bicycle facilities in safe, convenient and prominent locations.

Infrastructure improvements

- Investigate and support stormwater upgrades where necessary in and around the Activity Centre.
- Retain existing bluestone kerbs and gutters where possible and consistent with current engineering standards.



Implementation and further strategic work

The Responsible Authority will implement the objectives and strategies for the Ivanhoe Activity Centre by:

- Progressing work required on all Precincts and finalising the Civic Precinct Masterplan (Precinct 6). The Civic Precinct Masterplan will help guide the mix of land uses and the buildings and spaces within the Civic Precinct. The Precinct includes the Ivanhoe Library, Council buildings and public spaces in and around the municipal office, town hall and conference centre. An important part of the project will look at community needs and opportunities for improvements in the Civic Precinct Masterplan area.
- Undertaking additional master planning work to review building heights, setbacks, landscaping and traffic management in relation to the following sites:
 - 109 Waterdale Road, Ivanhoe, the triangular car park site;
 - Properties opposite Ivanhoe Railway Station at the intersection of Noel and Normanby Streets;
 - 64 Russell Street, Ivanhoe, including a drop off area for Ivanhoe Grammar School.
 - Assess the use of remnant vegetation to enhance the landscape links between the Activity Area and nearby areas of remnant bushland along the river and creek corridors in a future Banyule Street Tree Strategy.
- Utilise the Significant Tree Register and the Environmental Significance Overlay to protect significant trees and vegetation.
- The coordination, facilitation and delivery of key projects and strategies in the Structure Plan. This will include the consideration of prioritised public works improvements in the long term through the Council budget process and Banyule City Plan. In many cases Banyule Council will play an advocacy role in seeking support and funding from other agencies (such as the State Government) for Structure Plan initiatives.

21.08-4 Reference documents

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Banyule Heritage Places Study (July 1999)

Ivanhoe Structure Plan, 2012 (Revised December 2014)

Ivanhoe Activity Centre Heritage Items and Precincts, Context, 2013

Heidelberg Structure Plan (2007)

Greensborough Activity Centre – Urban and Landscape Design Guidelines for Precincts 2, 5 and 6 (November 2015)

21.08-4 Postcode 3081 Urban Design Framework Area

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Overview General

The Postcode 3081 Urban Design Framework includes the suburbs of Heidelberg West, Heidelberg Heights and Bellfield and extends to the Darebin Creek in the west. To the south it extends to the southern side of Bell Street, and to the east it generally extends to the eastern side of Waterdale Road.

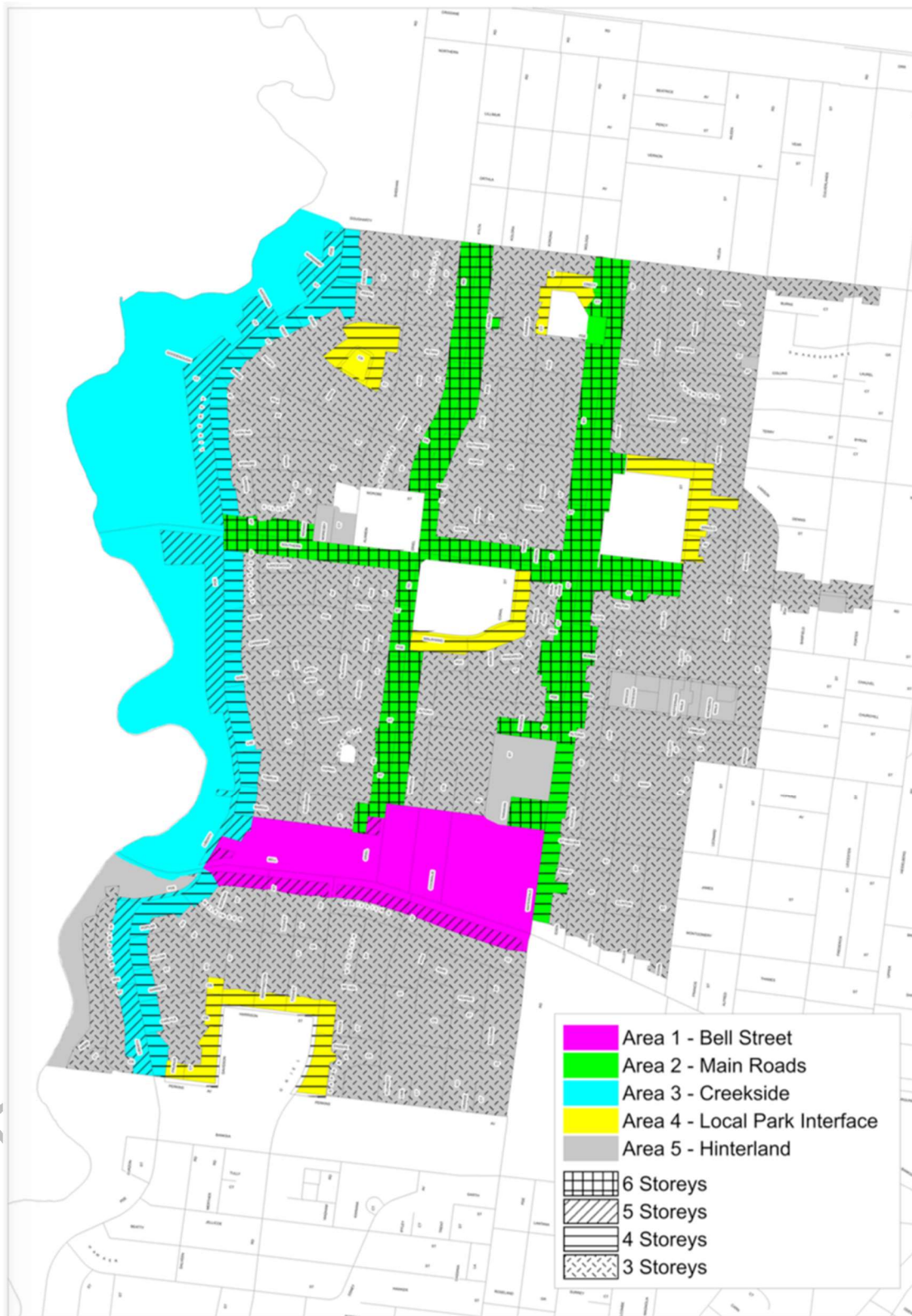
Plan Melbourne 2017-2050 has identified Postcode 3081 as part of the Latrobe National Employment and Innovation Cluster, where housing renewal and improved diversity is needed to support expanded job opportunities and employment growth.

The Urban Design Framework (UDF) for the Postcode 3081 will help guide the appropriate built and landscape form outcomes for housing change and the area's future identity with a focus on urban renewal along major roads, around centres and at interfaces with parks.

Precincts

Five future areas have been identified in the Postcode 3081 Urban Design Framework (see Map 1 Postcode 3081 Urban Design Framework Plan for area boundaries).

Map 1 – Postcode 3081 Urban Design Framework Plan



Overall Vision

Postcode 3081 comprising the suburbs of Heidelberg West, Bellfield and Heidelberg Heights will be a model balanced community featuring innovative and affordable medium density housing. It will be known for its social cohesion and attractively treed streetscapes.

Future Diversity Area Visions

The following character area based visions are also relevant:

Area 1 Bell Street	The Bell Street Area will be a mixed-use area that capitalises on its access to public transport, shops and services. A higher-density built form will assist in creating a boulevard character along this wide road, and act as a gateway to Postcode 3081 from the south. New development will improve the streetscape environment through a well defined street wall, a landscaped frontage and high quality development with vehicular access encouraged from adjacent side streets.
Area 2 Main Roads	The Main Roads Area of Oriel, Southern and Waterdale Roads will provide for higher density housing development that capitalises on access to public transport, proximity to activity centres and services. Good proximity to large open spaces provides housing opportunities that will improve amenity and passive surveillance through better park and housing interfaces. The suburb will be more legible through increased building height and high-quality development along main roads designed to minimise the visual impacts of upper levels.
Area 3 Creekside	The Creekside Area will form a corridor of mid-rise housing development along the Darebin Creek capitalising on access to the open space asset. The interface to the creek will be activated and enhanced visual and physical links to the creek open space will be provided. Development will be designed to complement and enhance the creek environment through appropriate setbacks, materials and edge treatments.
Area 4 Local Park Interface	The Local Park Interface Area will provide mid-rise housing that capitalises on the location adjacent to parklands and provides a transition to residential hinterland areas behind. Development will be designed to improve the interfaces with parklands and enhance the amenity of public open spaces.
Area 5 Hinterland	The Hinterland Area will continue to maintain a low-rise character of low scale dwellings with generous landscaping in the private and public realms. Building form, height and scale of new development will continue to respect the character of adjoining properties, enhancing a cohesive residential area.

Overall Objectives and Strategies

Objectives

General

- To encourage urban renewal whilst responding sensitively to existing and surrounding neighbourhood character.
- To encourage site consolidation to enable preferred scale and dwelling form outcomes and to improve housing diversity and facilitate high quality development.

- To discourage the underdevelopment of land by not permitting dwellings or entrenching uses that are inconsistent with the preferred scale and dwelling form identified in this schedule.
- To support well designed cohousing and provide housing options for all residents' needs and lifestyles.
- To create a new high density and mid-rise built form identity along arterial and other main roads around centres and at interfaces with parks with treed landscapes.
- To ensure the scale and form of higher density housing complements the existing character and responds to local natural attributes and landscape opportunities.
- To protect existing trees within the public realm and ensure landscape design enhances the preferred future character to be created and integrates development with its surroundings.
- To establish a cohesive and contemporary architectural character that responds to the natural creek environment and treed character of the suburb.
- To create an inviting, safe and vibrant public realm.
- To maintain good solar access to key pedestrian streets in addition to existing and proposed public open space.
- To ensure buildings are of a high quality design and construction that include the use of natural materials and colours of muted tones that blend in with the surrounding environment.
- To maintain the low-rise character building form, height and scale of the Hinterland areas.

Area 1 Bell Street

- To encourage higher density mixed use development that responds to the boulevard character of Bell Street and its access to public transport, shops and services.
- To improve the streetscape environment of Bell Street.

Area 2 Main Roads

- To enhance legibility by increasing height along main roads.
- To ensure that upper levels visually recede.

Area 3 Creekside

- To encourage increased density to activate the Creekside environment.
- To provide a visual link from the creek to the residential hinterland.

Area 4 Local Park Interfaces

- To encourage increased density to protect and enhance the amenity of existing public open spaces.

Area 5 Hinterland

- To ensure development respects the existing character and responds to the grain and rhythm and of the existing dwellings.
- To respond to the existing landscape character and provide for tree planting and protection that adds to the landscape setting of the neighbourhood.

Strategies

- Encourage consolidation of lots to enable preferred scale and dwelling form outcomes and facilitate higher quality development through increased side setbacks and heights to enable more efficient use of land in Areas 1-4.
- Ensure a green zone at the rear of lots to retain existing trees, provide for tree planting at the rear of developments in Areas 1 to 4 and maintain backyard character.
- Provide a landscaped front setback to respond to the existing treed streetscape character and protect existing trees and root protection zones in Areas 1-4.
- Ensure breaks between built form to allow landscaping and amenity through side setbacks in Areas 1-4.
- Promote highly modulated built form that responds to the existing domestic scale in Areas 1-4.
- Ensure medium density development provides a site coverage and tree planting outcome that make a positive contribution to the desired future neighbourhood character in Area 5 Heidelberg Heights and Bellfield.

21.08-4 Reference documents

Banyule Heritage Places Study (July 1999)
Ivanhoe Structure Plan, 2012 (Revised December 2014)
Ivanhoe Activity Centre Heritage Items and Precincts, Context, 2013
Heidelberg Structure Plan (2007)
Greensborough Activity Centre – Urban and Landscape Design Guidelines for Precincts 2, 5 and 6 (November 2015)
Postcode 3081 Urban Design Framework (2019)