

21.04

LAND USE

21.04-1

Housing

Key Issues

The primary housing issues for the City are:

- Achieving a balance between the objectives of protecting residential amenity and providing for desired future neighbourhood character outcomes, on the one hand, and providing for urban consolidation and satisfying housing demand, on the other hand.
- Providing a suite of housing opportunities to ensure that households seeking to reside in Banyule have a choice as to housing type.
- Providing affordable housing, particularly in the private rental market, and encouraging the provision of crisis accommodation, well located student accommodation and public housing.
- Providing housing for older persons or those with impaired mobility particularly in locations close to public transport and local services, to reduce the risk of social isolation for occupants from the broader community.

21.04-1.1

Objectives and Strategies

Objective 1 – New housing

To guide new dwellings to preferred locations, including in Activity Centre Zones and strategic re-development sites, while continuing to promote appropriate urban consolidation to satisfy housing demand.

Strategies to achieve this objective include:

- Encourage housing growth to locate close to Activity Centres, Neighbourhood Centres and the Principal Public Transport Network.
- Protect residential amenity and provide for the desired future neighbourhood character of residential areas.
- Encourage the use and development of surplus land suitable for residential purposes.
- Promote the use and development of large residential sites.

Objective 2 – Housing types

To provide a greater diversity of affordable housing opportunities in appropriate locations, including in Activity Centre Zones to address the needs of those seeking to reside in Banyule.

Strategies to achieve this objective include:

- Encourage greater diversity of housing; in terms of layout, size, affordability and tenure.
- Increase the supply of public housing where there is an identified deficiency.
- Encourage a mix of public and private housing within well designed developments across the City.
- Support aged care services and housing providers for older persons, close to public transport and local services.
- Support student accommodation in appropriate locations close to a major education centre (other than a primary or secondary school), public transport and local services.
- Support the supply of crisis and transitional housing and associated services.

Objective 3 – Housing affordability

To improve housing affordability.

Strategies to achieve this objective include:

- Support affordable housing, particularly in locations with good access to public transport and services.
- Support the provision of affordable housing in the private rental market.

21.04-1.2 Implementation

The Responsible Authority will implement the objectives and strategies for housing by:

- Applying appropriate zones and overlays in the Banyule Planning Scheme including:
 - The Residential Growth Zone for identified residential areas offering good access to services and transport including activities areas.
 - The General Residential Zone for residential areas that support moderate housing growth that respects the preferred future neighbourhood character of the area.
 - The Neighbourhood Residential Zone for residential areas where there are limited opportunities for increased residential development due to the valued existing neighbourhood character, heritage, environmental or landscape characteristics.
 - The Activity Centre Zone in the Greensborough Activity Centre and surrounds.

Notes: Refer to clause 21.06 Built Environment for additional housing issues that relate to design, character and identity, sustainable design and housing change.

21.04-2 Commercial

Key Issues

The primary commercial issues for the City are:

- The City is well served by a hierarchy of Activity Centres, Neighbourhood Centres that provide important retail, personal, professional and business services to the community and significant employment, and these centres need continued support.
- The viability and physical appearance of the larger strip shopping centres needs improvement.
- The future retail role of many local centres is limited and premises are often used for office and service business purposes. Residential use or redevelopment may be appropriate in centres where commercial viability cannot readily be influenced.
- Ad hoc office development should be discouraged.
- There are opportunities to protect and enhance the layout, appearance, function and viability of Activity Centres and Neighbourhood Centres, by improvements, buildings, works, signage and landscaping, using urban design criteria.

21.04-2.1 Objectives and Strategies

Objective 1 – Commercial economic development

To support a diversity of viable, high-quality Activity Centres and Neighbourhood Centres offering a range of retail, business, entertainment, community and tourist-related goods, services and employment.

Strategies to achieve this objective include:

- Reinforce the existing hierarchy of retail and commercial centres in Banyule by allowing the development of existing centres to provide an improved and competitive level of service wherever this is supportable in terms of market (resident) demand and commercial viability.

- Define a primary retail core for each major centre and discourage the establishment of non-retail uses at ground-floor level.
- Enhance Banyule's identified tourist assets.
- Encourage leisure and entertainment facilities in association with key Activity Centres and Neighbourhood Centres, in particular, the provision of a regional aquatic and leisure centre within the Greensborough Activity Centre.

Objective 2 – Consolidation of commercial uses

To consolidate and enhance of the existing role of commercial centres in the municipality.

Strategies to achieve this objective include:

- Reinforce the regional status of Greensborough Activity Centre as the main shopping, business and entertainment centre, serving the north-east region of outer metropolitan Melbourne.
- Encourage businesses to fully utilise existing office space.
- Encourage larger-scale office development to locate in nominated areas within the Greensborough, Heidelberg and Ivanhoe Activity Centres.
- Facilitate projects that will support business growth, employment and service delivery.
- Encourage smaller office development in centres in such a way that retail roles are not fragmented.

Objective 3 – Commercial uses outside of Activity Centres

To provide appropriate opportunities for business activities outside Activity Centres.

Strategies to achieve this objective include:

- Encourage tourism-related businesses based on Banyule's competitive strengths.
- Protect residential areas from unsuitable intrusions of non-residential uses that may have a detrimental impact on residential amenity.
- Encourage residents to work from home where the amenity of the neighbourhood will not be adversely affected.
- Identify large main road sites that may offer opportunities for new, regional retail functions which cannot be accommodated easily or economically in existing centres.
- Investigate alternative use or redevelopment of commercial centres which no longer perform a viable retail or service function.
- Encourage the transition of small, unviable shopping centres to non-retail uses – including office, service business and residential uses – where appropriate.

21.04-2.2 Implementation

The Responsible Authority will implement the objectives and strategies for Commercial by:

- Applying appropriate zones and overlays in the Banyule Planning Scheme including:
 - Commercial 1 or Activity Centre zoning of the retail core of all shopping centres.
 - Commercial 1 or Activity Centre zoning of nominated land within the Greensborough, Heidelberg and Ivanhoe Activity Centres for large-scale office development.
 - Commercial 2 zoning of land at Sherbourne Road, Briar Hill and Bell Street, Heidelberg Heights to support and encourage service business and peripheral sales.
- Progressing the development and implementation of structure plans for Activity Centres.

21.04-3 Industrial

Key Issues

The primary industrial issues for the City are:

- Industrial areas in Banyule should be supported because it provides significant employment opportunities locally and regionally.
- Changes in employment patterns are affecting land use and development planning.
- The decline in manufacturing employment needs to be offset by growth in other industrial sectors.
- Links between industrial areas, La Trobe University and its technology precinct need to be promoted in order to foster business growth and development.
- Some industrial areas have traffic and parking problems, do not relate well to nearby residential areas and/or are visually unattractive.
- The environmental impacts of the industrial areas at Para Road and Heidelberg West on the adjacent waterways, Plenty River and Darebin Creek respectively, are of concern.
- The future of some areas zoned for industry requires investigation where they are not being used predominantly for industry, but for car yards and other peripheral sales.

21.04-3.1 Objectives and Strategies

Objective 1 – Industrial economic development

To provide a diversity of industrial opportunities, which maximise job opportunities.

Strategies to achieve this objective include:

- Discourage loss of industrially zoned land.
- Protect industrial areas from unsuitable intrusions that may have a detrimental effect on their efficient operation.
- Encourage innovative service business, industrial and technology-based land use and development.

Objective 2 – Impacts of industrial uses

To ensure that industry does not detrimentally affect the amenity and environment of the municipality.

Strategies to achieve this objective include:

- Protect residential areas from unsuitable intrusions of non-residential uses that may have a detrimental impact on residential amenity.
- Encourage changes to existing industrial uses adjacent to the Plenty River and Darebin Creek to minimise adverse environmental effects.
- Ensure that new industrial developments will not have the potential to pollute the Plenty River or Darebin Creek.

21.04-3.2 Implementation

The Responsible Authority will implement the objectives and strategies for Industrial by:

- Applying appropriate zones and overlays in the Banyule Planning Scheme including:
 - Industrial 1 zone for core industrial precincts.

- Industrial 3 zoning for those industrial areas which abut residential or environmentally sensitive areas.

21.04-4 Community Facilities

Key Issues

The primary issues for Community Facilities in the City are:

- The health and education sectors provide services and employment to the Banyule community and need to be appropriately supported.
- The Austin campus of the Austin and Repatriation Medical Centre has undergone redevelopment and associated off-site effects, especially relating to parking and ancillary uses need to be addressed.
- The development, expansion and closure of educational facilities need better planning and assessment.
- The current and future use of several large areas of land used for institutional or public purposes in Banyule warrant careful consideration due to their size and location.
- Banyule's natural, built and environmental qualities make it an attractive community facility and a tourist destination, but some of the infrastructure needed to attract and support tourist activity, in particular accommodation and convention and meeting facilities, is relatively undeveloped.

21.04-4.1 Objectives and Strategies

Objective 1 – Availability of community facilities

To provide a wide range of high-quality cultural, health, educational and institutional uses, responsive to the existing and likely future needs of the community.

Strategies to achieve this objective include:

- Ensure that cultural, health, educational and institutional use and development is integrated and coordinated.
- Ensure that future development or expansion of all cultural, health, educational and institutional facilities is undertaken in accordance with approved master plans.
- Encourage the development of art and cultural activities and facilities within the municipality.
- Encourage the shared use of school facilities to maximise their value to the community.
- Encourage appropriate use and development of land no longer required for institutional purposes.
- Encourage prior consultation between the Council and the State government in relation to the proposed closure of any State school.

Objective 2 - Location

To provide facilities located so as to be easily accessible to users, but with minimal negative impact on the amenity of the surrounding area.

Strategies to achieve this objective include:

- Ensure that cultural, health, educational and institutional uses are located in accessible places according to need, but also that it has minimal impact on the amenity of the surrounding area.

Objective 3 – Recreational, cultural and leisure facilities

To provide recreational, cultural and leisure facilities and activities, that meets the community's needs and expectations, without causing detriment to the natural environment.

Strategies to achieve this objective include:

- Increase access to a broad range of art and cultural activities.
- Require open space to be provided on an appropriate scale and in appropriate locations in association with new subdivisions.
- Enhance the use and safety of walking and bike paths.
- Link walking and bike paths.
- Protect and enhance public open spaces and their attributes.
- Increase specific leisure opportunities for older people, women, people with disabilities and youth.
- Protect and enhance the visual amenity of open space.
- Discouraging inappropriate uses and development on land adjacent to open space.
- Encourage a linked system of high-quality, accessible public open spaces to maximise leisure and recreational opportunities.
- Encourage environmentally sensitive tourism which delivers economic benefits to the community and maximises the natural advantages of the Yarra Valley and Banyule's heritage.
- Encourage a range of tourism infrastructure and facilities to encourage tourism activity and optimise access to tourist facilities.
- Identify and plan for local social and community infrastructure needs.
- Support development that include social and community infrastructure that meets community needs.

21.04-4.2 Implementation

The Responsible Authority will implement the objectives and strategies for Community Facilities by:

- Applying appropriate zones and overlays in the Banyule Planning Scheme including:
 - Relevant public use zones applied to Government schools, hospitals and institutions.
 - Development Plan Overlay (Private Educational Establishment) for private schools where considered necessary.
- Encouraging discussions between Council and relevant Government Departments and organisations with regard to change of use or redevelopment of institutional or educational sites.