

21.0619/11/2015
C120**BUILT ENVIRONMENT****Key Issues**

The most prominent built environment issues for the City are:

- The provision of a safe, attractive and high quality built environment.
- The significant contribution that vegetation makes to the environmental quality and character of neighbourhoods is often overlooked or misunderstood.
- Significant trees, substantial trees and other vegetation make a contribution to the desired future character of residential neighbourhoods, identity of Activity Centres and Neighbourhood Centres, landscape character, streetscapes, habitat links and biodiversity.
- Residential neighbourhoods and Activity Centres on the west-side of the Plenty River have fewer trees than those on the east-side of the river.
- Various parts of the City will need to accommodate change, due to population growth and the community's changing housing needs, requiring a desired future neighbourhood character which supports more change in some parts of the City and limited change in other parts.
- Good quality design outcomes are needed to show the benefit of shop top, townhouse and apartment living lifestyles and mix-use living environments.
- Some new development fails to consider the broader role of significant trees, substantial trees and other vegetation as a contributor to, biodiversity, greenhouse gases absorption, water sensitive design and the shading of buildings and spaces.
- Poorly designed development, including subdivision, can erode the desired future neighbourhood character and a community's sense of place.
- Several areas in the City are subject to flood risk or have experienced drainage problems which need to be taken into account when planning for future development and redevelopment.
- Fire prevention measures are necessary in some areas in the vicinity of the Plenty River Gorge having a high to very high rating. Most of the City has a low to moderate fire hazard rating.
- The environmental benefits of buildings that include best practice design, construction and operation for environmentally sustainable design needs to be realised.
- The impact of the urban heat island effect can be managed by improving shade and shelter onto buildings and public places. Tree protection and further planting helps to manage this impact.
- Poorly designed housing contributes to long-term social and economic costs to the community. This includes:
 - More adaptable housing to meet the needs of all residents including those with impaired mobility and specific housing needs throughout their life.
 - A range of housing types are not evenly dispersed across the City, affecting the ability of residents to live locally.
 - Housing that meets the varied needs of occupants, including those from culturally and linguistically diverse communities.

21.06-1 Objectives and StrategiesDD/MM/YYYY
C120**Objective 1 – Safe, attractive and high quality built environment**

To provide a safe, attractive and high-quality built environment.

Strategies to achieve this objective include:

- Encourage uniform signage and shop frontage, particularly within strip shopping centres.
- Encourage high standards of design for buildings, works, signage and landscaping.
- Discourage industrial development that detracts from nearby areas of environmental quality and residential amenity.
- Manage the interface between industrial zones and other uses, including providing buffers where appropriate to reduce noise, dust, traffic, odours and nuisance.
- Promote an enhanced visual appearance within industrial areas.
- Encourage the viability and enhancing the local character of strip shopping centres.
- Encourage high quality architecture and urban design.
- Encourage development to have active frontages and direct pedestrian access to abutting parklands.
- Ensure that off-site stormwater discharges are controlled.
- Ensure that off-site waste water discharges are eliminated.
- Ensure that flood risk and fire hazard are considered in relation to land use and development.

Objective 2 – Character and identity

To ensure that development respects and contributes to the desired future character of residential neighbourhoods and the identity of Activity Centres and Neighbourhood Centres, in a manner that supports varying degrees of housing change.

Strategies to achieve this objective include:

- Work towards undergrounding all telecommunication and electric cables.
- Encourage residents to care for street trees in consultation with Council.
- Promote high quality design in all new residential development that makes a positive contribution to the desired future neighbourhood character.
- Encourage the retention and planting of significant trees, substantial trees and other vegetation to protect and improve the landscape character, streetscapes, habitat links and biodiversity of the area.
- Support the removal of environmental weeds with replacement planting that is consistent with the landscape character of the area.
- Support residential development in accordance with the Residential Areas Framework which identifies varying degrees of housing change across the City's residential neighbourhoods, Activity Centres and Neighbourhood Centres.
- Encourage the development of larger sites, including former non-residential land which respects the desired future neighbourhood character and contributes to housing diversity.
- Discourage the subdivision of vacant land unless:

- Planning approval for the dwelling development has been issued to demonstrate that it can overcome site constraints and respond to the desired future neighbourhood character, prior to a proposal for the subdivision of the land being made; or
 - It is a larger site, and the subdivision proposal can demonstrate that it can provide for future development that can overcome site constraints, respond to the desired future neighbourhood character, be in keeping with the surrounding subdivision pattern, and lead to the scale of development anticipated by the zone of the land.
- Establish a desired future neighbourhood character for public housing areas.

Objective 3 – Sustainable design

To encourage a built form that delivers more environmentally sustainable construction.

Strategies to achieve this objective include:

- Encourage energy and resource efficiency, sustainable transport, pollution reduction, waste management, and improved stormwater quality for building design and site layout, building, infrastructure and landscaping.
- Minimise the potential impacts of water, air and noise pollution on Banyule's environment.
- Encourage new housing and improvements to existing housing to be environmentally sustainable by encouraging best practice design construction and operation solutions for energy use, water use, waste disposal and other environmental parameters.
- Support the retention of significant trees and the planting of trees and other vegetation.
- Encourage environmentally sustainable design principles in new buildings, works and refurbishments.
- Encourage tree protection and the planting of trees in locations that help to minimise the urban heat island effect by providing shade and shelter for dwellings and public spaces.

Objective 4 – Housing change

To increase the diversity of housing types and promote new housing that meets the needs of the broader community in a manner that respects and contributes to the desired future character of residential neighbourhoods and identity of Activity Centres, Neighbourhood Centres and urban renewal areas

Strategies to achieve this objective include:

- Encourage a substantial proportion of new housing to be located within or close to Activity Centres and the Principal Public Transport Network particularly where there is high frequency and quality of public transport services in operation.
- Encourage a range of types and sizes of housing, particularly in areas located close to public transport, services and facilities.
- Encourage development to provide a wider range of household types particularly smaller sized dwellings, including those with only one bedroom.
- Protect existing areas within the Low Density Residential Zone to continue to provide low density housing types.
- Encourage design that meets the needs of people with impaired mobility and other special needs, or can be adapted to meet such needs.
- Encourage adaptation of existing larger format homes to accommodate multiple households and/or separate dwellings.

- Encourage development that is designed to promote social interaction and activity, including adaptable housing to suit particular needs of the local community.
- Encourage higher density developments to enable the greening of buildings and spaces by integrating vegetation into the design of facades, rooftops and spaces

21.06-2 Residential Areas Framework

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The following table provides guidelines to all forms of residential development. The Residential Areas referred to in the table are represented indicatively on the Residential Areas Framework Map. These guidelines are intended to be applied having regard to all relevant circumstances, including location, desired future neighbourhood character, site size and the varying degrees of housing change represented on the indicative map.

Residential area	Vision
<p>Diversity</p>	<p>These areas typically have the following characteristics:</p> <ul style="list-style-type: none"> ▪ Within the business core of an Activity Centre or Neighbourhood Centre. ▪ Some residential properties along streets that immediately surround the business core of an Activity Centre or Neighbourhood Centre. <p>They will provide for shop-top and apartment living in higher density mixed use and residential developments. These areas include strategic redevelopment sites that provide for higher density housing.</p> <p>Development will make a positive contribution to the identity of the Activity Centre, Neighbourhood Centre or urban renewal area and the desired future character of surrounding residential neighbourhoods.</p> <p>In these areas people live close to train stations, transport interchanges, shops, services and nodes of employment. These areas include higher density and some medium housing opportunities.</p> <p>Postcode 3081 Urban Design Framework Diversity Areas</p> <p>Postcode 3081 is renewing. Properties along main roads, along the creekside area at interfaces with parks and close to the Bell Street Mall and Olympic Village are well located to support increased density on consolidated lots.</p>
<p>Accessible</p>	<p>These areas typically have the following characteristics:</p> <ul style="list-style-type: none"> ▪ Within convenient walking distance to the business core of an Activity Centre or Neighbourhood Centre. ▪ Are within convenient walking distance to the highest priority sections of the Principal Public Transport Network where higher frequency and quality of public transport services in operation. <p>They will provide town house and other medium density living and some dispersed single dwellings. Some opportunities for higher density housing will also exist. These areas include strategic redevelopment sites that provide for medium density and a higher density housing component.</p> <p>Development must make a positive contribution to the desired future neighbourhood character, including opportunities for tree protection and planting.</p> <p>These areas also include:</p>

Residential area	Vision
	<p>Postcode 3081 Urban Design Framework Hinterland Area</p> <p>The Postcode 3081 Hinterland area will provide well designed redevelopment opportunities for medium density dwellings within a treed landscape setting. Public housing sites will provide well-designed redevelopment opportunities. A new desired future neighbourhood character will support development opportunities at Bell Street Mall, public housing sites and larger properties.</p> <p>East of the Plenty River (around the business core of Neighbourhood Centres)</p> <p>The residential area east of the Plenty River will continue to be characterised by tall trees, undulating landscapes and 2 storey dwellings that sit below the tree canopy. Town house and unit development will protect and enhance the vegetated character of the area.</p>
<p>Incremental</p>	<p>These areas are typically located further away from Activity Centres and the Principal Public Transport Network, where there is less convenient pedestrian access.</p> <p>They will provide for well designed single dwellings and medium density dwellings. As an exception, there will be limited opportunities for higher density housing at well located, large strategic redevelopment sites only. Typical attributes of a strategic redevelopment site in this area are:</p> <ul style="list-style-type: none"> ▪ Fronting an arterial road that forms part of the Principal Public Transport Network that is in operation. <p>or</p> <ul style="list-style-type: none"> ▪ Within 5 minute walking distance (approximately 400 metres) to a Supermarket. <p>or</p> <ul style="list-style-type: none"> ▪ Within 5 minute walking distance (approximately 400 metres) of a regional employment or education facility, such as a large public hospital, technology park, university or TAFE. ▪ Large enough to make a significant contribution to the provision of a diversity of housing types in the area and space for the following: <ul style="list-style-type: none"> · Buildings and open spaces that provide a transition between abutting dwellings and any taller on-site building component. · Landscaping, including the planting of substantial trees, at streetscapes, boundaries and between buildings. <p>Development must make a positive contribution to the desired future neighbourhood character, including opportunities for tree protection and planting.</p>
<p>Limited Incremental</p>	<p>These are located east of the Plenty River. They are characterised by tall trees, undulating topography and two storey dwellings that sit below the tree canopy.</p> <p>These areas will provide for sensitively designed single dwellings and some dispersed medium density dwellings that respect the valued attributes of the existing neighbourhood character, with an emphasis on protecting trees and creating new opportunities for vegetation.</p>
<p>Limited</p>	<p>These areas typically have one of the following characteristics:</p>

Residential area	Vision
	<ul style="list-style-type: none"> ▪ Heritage attributes, including subdivisions that have recognised heritage significance. ▪ Environmental attributes, such as significant landscapes, significant vegetation or higher flood risk. ▪ Distinctive neighbourhood character attributes for single dwellings. In these locations land may be affected by single dwelling covenants or other legal agreements that limit additional dwellings. <p>These areas support single dwellings with some limited opportunity for medium density housing, if designed to respect and be sensitive to the valued attributes of the existing neighbourhood character.</p>
<p>Low Density Residential</p>	<p>Low Density Residential Areas are found in the Low Density Residential Zone.</p> <p>These areas will provide well dispersed housing that contributes to the diversity of the housing stock in Banyule and continue to contribute to the aesthetic and environmental attributes of the Yarra River corridor.</p>

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Implementation

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

- Appropriate zones and overlays in the Banyule Planning Scheme, including:
 - Provisions included in the schedules to the Environmental Significance, Vegetation Protection and Significant Landscape Overlays.
 - Design and Development Overlays where there is a need manage change to the built form.
 - Urban Floodway Zone on land in the vicinity of waterways, and major flood paths which has the greatest risk and frequency of being affected by flooding.
 - Land Subject to Inundation Overlay on land adjacent to the Yarra River, Plenty River and Darebin Creek and their tributaries which is liable to flooding.
 - Special Building Overlay on land affected by overland flows in storm events that exceed the capacity of the underground drainage systems.
- Encourage appropriate signage in accordance with the Council’s Outdoor Advertising Policy.
- Using the Environmentally Sustainable Development Local Policy (22.05) when assessing relevant planning permit applications to encourage residential and non-residential proposals to address sustainable development principles and objectives.

Further Strategic Work

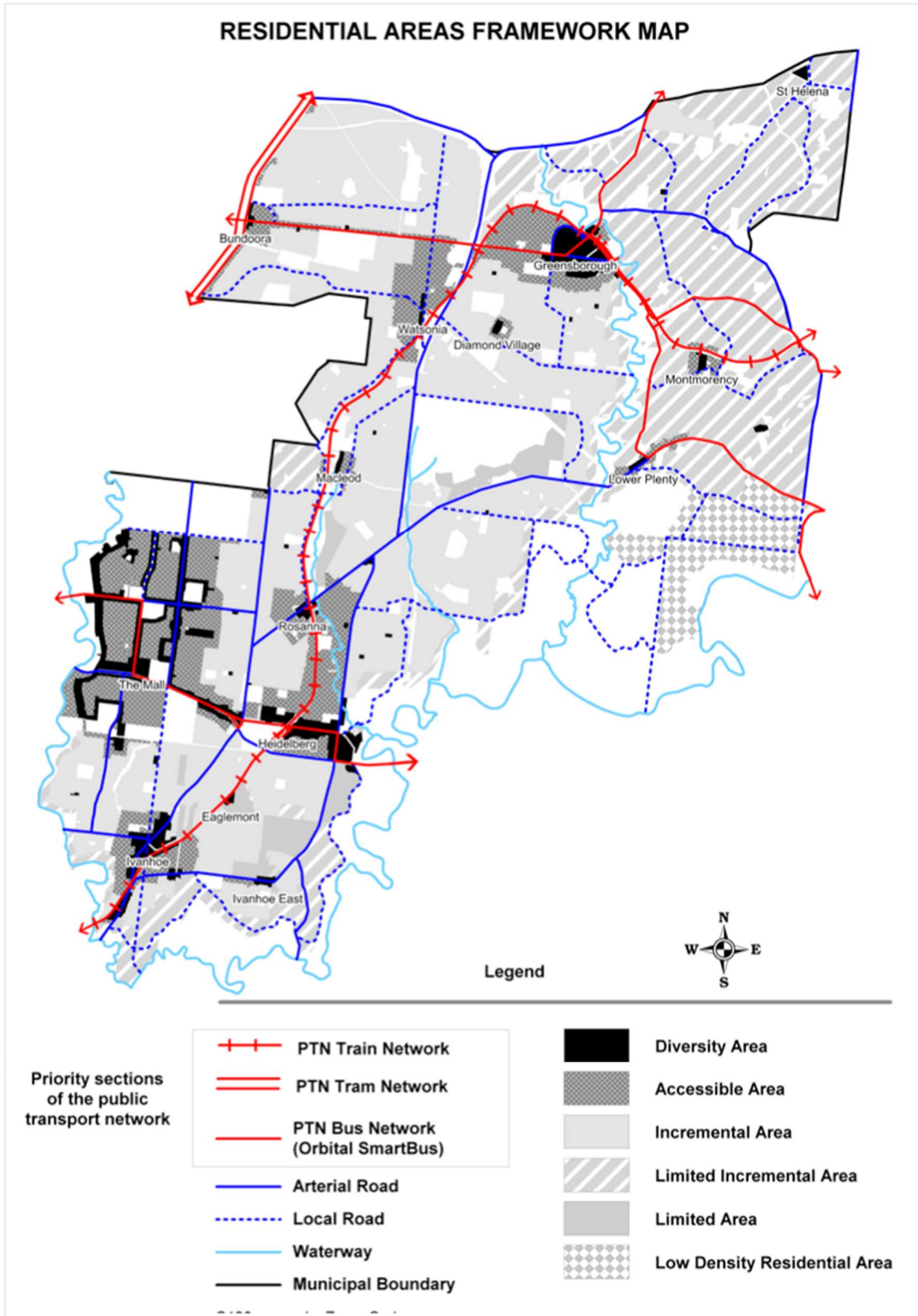
Pursue the development of a development contributions scheme for the provision of local social and community infrastructure.

Identify further opportunities to apply appropriate zones that encourage more growth in the accessible areas around activity areas.

Identify further opportunities to apply the Neighbourhood Residential Zone in areas that require protection from increased residential development.

Review and refine the operation of the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone.

Refine the Local Policy Planning Framework to reflect the further strategic work done.



Note: This map shows the indicative location of the Residential Areas described in the Residential Areas Framework.

Draft for Discussion at Panel Hearing