

REPORT



Postcode 3081 Urban Design Framework

City of Banyule

Final, 1.0, 11 October 2018

capire

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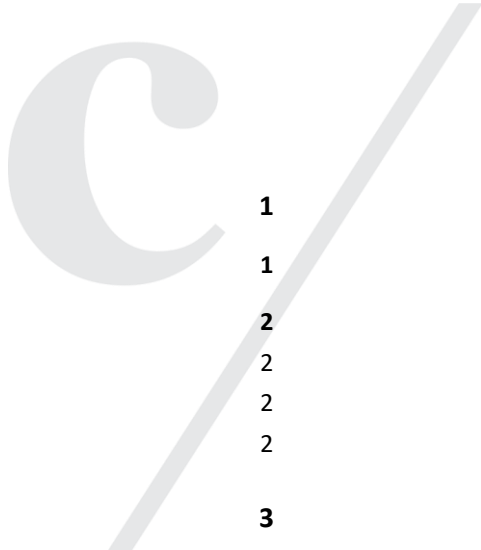
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Capire staff and associates take great care while transcribing participant feedback but unfortunately cannot guarantee the accuracy of all notes. We are however confident that we capture the full range of ideas, concerns and views expressed during our consultation activities.

Unless otherwise noted, the views expressed in our work represent those of the participants and not necessarily those of our consultants or our clients.



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1 Introduction

Capire Consulting Group (Capire) assisted the City of Banyule (Council) with community engagement during the formal consultation and exhibition phase of the Urban Design Framework and Amendment C120 to the Banyule Planning Scheme.

This report summarises and presents the key discussions from the five focus groups that Capire designed and facilitated for the project.

1.1 Postcode 3081 Urban Design Framework

Council has prepared a draft Urban Design Framework (UDF) for the Postcode 3081 area. The UDF will help guide built and landscape form outcomes for housing change and the area's future identity. Amendment C120 will support implementation of the UDF and look to introduce planning controls to manage heights and setbacks to better ensure high quality urban design outcomes.

The UDF separates the study area into five future character areas to make sure development occurs in suitable locations. The character areas are:

- Area 1: Bell Street
- Area 2: Main Roads
- Area 3: Creekside
- Area 4: Local Park Interface
- Area 5: Hinterland.

The UDF supports apartment development at higher densities and heights along Bell Street and main road areas. The UDF proposes lower heights and increased setbacks in areas closer to the creek, open space and existing residential areas.

The heights proposed in the five future character areas range from 5 and 6-storeys at the Bell Street and Main Road interfaces, 4 storeys at Park Interfaces through to the existing 3-storeys in the Hinterland areas. Greater heights may be permissible on consolidated lots and strategic redevelopment sites.

The guidelines section of the draft UDF shows the preferred development outcomes, including:

- design aspects for on-site tree envelopes
- street tree canopy spread into front setbacks
- preferred locations for driveways
- representation of balconies towards public domains
- pedestrian access points.

The UDF also supports and discusses options for co-housing and includes an Implementation Plan of future actions.

1.2 Project context

The following sections summarise the local and regional planning context for the UDF as well as the engagement context.

1.2.1 Local planning context

The Banyule Planning Scheme and the Banyule Housing Strategy give directions for residential development in Banyule. These documents outline key elements of future housing development in Banyule, which include:

- development should support and enhance the treed urban environment
- development should allow for town houses and medium density development
- development should allow for higher densities along main roads and other select areas.

1.2.2 Regional planning context

The Victorian Planning Authority (VPA) is developing a Framework for the Latrobe National Employment and Innovation Cluster in collaboration with Banyule and Darebin Councils. The VPA anticipate it will complete the Cluster's framework in 2019. Subsequently, the VPA will then prepare a planning scheme amendment to implement the framework.

The VPA's work includes a vision to expand job opportunities and employment growth near Postcode 3081 and to increase housing stock and mix within Postcode 3081.

1.2.3 Engagement context

Council has conducted an iterative engagement process for the UDF. Two phases of engagement took place prior to the focus groups:

- Phase 1: May – June 2017
- Phase 2: October – November 2017.

For this phase of engagement, Council prepared an updated draft UDF. The updated draft UDF considered the comments and submissions received during phase two of engagement.

The updated draft UDF was the focus of this engagement as part for planning scheme Amendment C120.

2 Approach

2.1 Engagement objectives

The purpose of the engagement process was to increase understanding of the project and seek responses and submissions about issues and suggestions related to the final UDF and proposed planning scheme controls identified by the community. To do this, Capire designed and facilitated five focus groups. The objectives of the focus groups were to:

- provide community members and stakeholders with an opportunity to discuss in detail any key areas of interest or concern
- hear participants’ opinions, capture added feedback about the UDF and Amendment C120
- provide participants with factual information about the proposed changes
- inform the community about the Planning Scheme Amendment process and next stages.

2.2 Focus group method

The participants of the focus groups were asked to set the agenda for each session by suggesting topics for discussion. This approach ensured that ‘hot topics’ were heard and if possible, responded to by Council. If a topic was identified as out of the scope of the UDF and Amendment C120, Council provided a brief explanation as to why this was the case and where participants could find relevant information about the issues they had raised.

Council also prepared FAQs (frequently asked questions) based on common topics raised by participants across all five focus groups. Council updated the FAQ document after each focus group and posted it on ‘Shaping Banyule’, Council’s webpage for projects that are open for engagement and consultation.

For reference, Table 1 outlines an example agenda for the focus group:

Table 1: Example focus group agenda

Time	Item
0 minutes	Welcome and Introduction <ul style="list-style-type: none"> – Purpose of the focus group – Overview of the agenda – Group to agree on both purpose and agenda – Group agreements – How are going to work together?
10 minutes	Topics for discussion

30 minutes	Background information <ul style="list-style-type: none"> – Amendment process – Overview of planning controls – Limitations and opportunities – Q&A
50 minutes	Break for refreshments
55 minutes	Facilitated Discussions
1 hour 55 minutes	Next steps
2 hours	Close and evaluation

2.3 Focus group details

Capire supported Council to deliver five focus groups with residents, interested community members and interested stakeholders. In total, 91 people attended and took part in the focus groups over a three-week period.

The location for all of the focus groups was the Harmony Centre in the Bell Street Mall, Heidelberg West Mall. A summary of the dates and times for each focus group is outlined in Table 2.

Table 2: Date and time of Postcode 3081 Urban Design Framework focus groups

Focus Group	Date	Time
1	Saturday 1 September 2018	10:00am – 12:00pm
2	Monday 10 September 2018	6:00pm – 8:00pm
3	Saturday 15 September 2018	10:00am – 12:00pm
4	Saturday 15 September 2018	1:00pm – 2:30pm
5	Wednesday 19 September 2018	6:00pm – 8:00pm

2.4 Recruitment and advertisement

Council advertised the focus groups through the Shaping Banyule website and sent out a letter and fact sheet to every household in Postcode 3081, including households outside of the study area.

2.5 Limitations

Capire acknowledges the following limitations in the delivery and reporting of the consultation:

- This report details participant's feelings, concerns and ideas expressed during the focus group consultation. Capire has paraphrased the participants comments provided during the focus group discussions.
- The information in this report is based on discussions during the five focus groups facilitated by Capire, with people self-selecting to participate. It therefore does not necessarily reflect the views of a representative sample of the community.
- Some information included in this report may be factually incorrect or unfeasible. Capire has not confirmed the information as it is purely a summary of participants' opinions, ideas and feedback.
- Some participants raised concerns that were outside the scope of the amendment. The report includes these, but they may be out of scope for consideration by Amendment C120.
- The report presents the key points of discussion and includes a broad range of feedback, concerns and ideas expressed by participants. It provides an overview of participant sentiment but does not report on the sentiment of individual participants.

3 Discussion summary

During the five focus groups participants presented a variety of opinions, ideas and concerns about the UDF. Overall, responding to and managing change in postcode 3081 was the most common discussion. As the UDF is a document that plans for change, some participants expressed their opposition to a changing urban form and population growth. Conversely, some participants suggested postcode 3081 should 'revitalise' and accommodate growth and saw the UDF as an opportunity to 'improve' the area. Finally, some participants were looking for guidance about the expectations of them when developing property.

This section presents the key discussions participants had during the focus groups, many of which relate to change, revitalisation or development opportunities.

3.1 Topics within the UDF scope

The paragraphs below summarise the key topics that are within the scope of the UDF raised by the focus group participants. Key topics are those that participants consistently raised during the focus groups.

This section presents the topics thematically, however, there is some cross over between the topic themes.

3.1.1 Heights, density, over shadowing and over looking

Participants discussed heights, over shadowing and overlooking more than any other topic. Participants were more likely to be concerned about the proposed heights and densities. Some, however, said that Melbourne needs to accommodate a growing population with residential buildings of higher density and heights.

The most common topics of discussion were:

- Participants were concerned with managing the interface between areas with higher densities and heights with those with lower densities and heights. Participants said this interface could cause privacy and shadowing problems.
- Participants perceived larger development as incompatible with the suburban neighbourhood character and treed nature of the area.
- Some participants supported densification but felt the UDF proposed too much densification.
- Participants queried what size block a developer would need to achieve the greatest height in the area.
- Participants felt that higher buildings would affect solar access and solar panels.
- Participants were concerned with overshadowing onto backyards and the impact on gardens and amenity.

- Participants felt that higher buildings would overlook onto private spaces such as backyards.

3.1.2 Setbacks, site coverage and developing individual blocks

Participants had a variety of questions about how the UDF will affect development opportunities on their property. Relating to this, participants had contrasting views on the proposed setbacks. Some believed the setbacks and site coverage were not large enough while others thought the proposed setbacks were too large.

The most common topics of discussion were:

- An increase in site coverage could decrease backyard size and opportunities to keep trees and other vegetation. This would reduce overall greenness of the area.
- A reduction in site coverage to 40 per cent with large setbacks in the Hinterland Area may encourage small apartment and townhouse development. Some participants believe that site if GRZ2 site coverage was applied it would restrict development potential for the properties.
- Some participants wanted more clarity on development opportunities on their property. Some believed the Banyule planning system is onerous and the UDF may increase restrictions on developing properties.
- Some of the images of setbacks in the UDF are difficult to interpret and look as if 'pyramid' like buildings will be situated at the edge of a property.

3.1.3 Impact on parks, the creek and vegetation

Participants discussed the effect of the UDF on parks, the creek and vegetation. Many believed an increase in development scale would have negative impacts on these green spaces.

The most common topics of discussion were:

- The larger development scale may overwhelm some parks with overshadowing and overlooking. Participants suggested lower heights near smaller parks.
- Parks on main roads will have their interface zoned as main roads. Participants suggested Council zone all park interfaces within the park zone.
- Rainwater flows into the creek may increase due to more hard and impervious surfaces in the area.
- Development should not overshadow the Creekside area.
- There should be more emphasis on acknowledging the Aboriginal heritage within the Creekside area.

3.1.4 Build quality

Participants commented that high quality buildings are very important. They would like to see more high-quality buildings in the area.

The most common topics of discussion were:

- The quality of new developments in postcode 3081 is not good enough. The materials and the internal design of developments appear to be of inadequate quality. Participants wanted the UDF to have stronger guidelines for external and internal design to make sure development is of high quality.
- The UDF should provide stronger guidance on sustainable practices in development.

3.1.5 Encouraging diverse and affordable housing

Participants discussed that the UDF should do more to encourage diverse and affordable housing in postcode 3081.

The most common topics of discussion were:

- The controls in the UDF may not encourage housing that meets diverse needs. These needs included:
 - housing for young families
 - housing for older people to age in place such as single level properties.
- The UDF should emphasise affordable housing as a goal and outcome of development.

3.1.6 Provision of community spaces

Participants discussed how developments will include community spaces in the future. Of note, the following section includes more of this discussion.

The most common topics of discussion were:

- The UDF should strengthen controls to make sure developments provide spaces for the community.
- The UDF should strengthen controls to make sure developments have spaces for cafes or restaurants to encourage more life and activity.

3.2 Out of scope of UDF

This section summarises the key topics that are out of scope of the UDF raised by the focus group participants. Out of scope topics are related to the UDF, however might relate to other strategic plans or other levels of government being responsible for addressing them.

This section presents the topics thematically, however, there is some cross over between the topic themes.

3.2.1 Provision of schools and other infrastructure

Participants discussed how Council or other levels of government would provide infrastructure for communities as the population grows. This included schools, community hubs, and health services among others.

The most common topics of discussion were:

- The area currently does not have enough schools. An increased population will increase the pressure on local schools.
- The UDF will reduce provision of green spaces and community infrastructure.
- The UDF does not consider how to manage the impact on utilities.

3.2.2 Provision of public transport

Participants had concerns about the impacts on public transport in the area. They believed the UDF will increase the pressure on a system that is already at its limit.

The most common topics of discussion were:

- There is not enough buses to take people the station. The buses are also infrequent.
- The trains are already full, people often miss the train.
- More people in the area will worsen all these issues. Council or the State Government should provide more services and should not develop until they are planned for and provided.

3.2.3 Traffic and parking

Participants felt the area is already very busy with traffic. They had concerns this would worsen once the UDF is in place.

The most common topics of discussion were:

- Developments should provide for all of their parking on site.
- Some developments do not have safe entry and exit points for cars.
- Parking on the street is already very difficult.
- There is already too much traffic in the area and the UDF will worsen traffic.

3.3 FAQs posted on Shaping Banyule

Council posted the following FAQs on the Shaping Banyule website. These FAQs respond to common questions raised during the focus groups.

What is the current height limit allowed in Postcode 3081?

The study area is currently zoned General Residential Zone 1 in the Banyule Planning Scheme. The current height limit allowed now is 11 metres (no more than three storeys).

What are the proposed height limits for the Postcode 3081 study area?

- Area 1 South of Bell Street: 5 storeys (18 metres)
- Area 2 Main Roads: 6 storeys (21.5 metres)
- Area 3: Creekside: 5 storeys (18 metres)
- Area 4: Local Park Interfaces 4 storeys (14.5 metres).

Greater heights can only be achieved through consolidation of two or more lots and meeting specified requirements for properties to be setback from the boundary.

Once approved the height limits are mandatory and not discretionary which means the agreed height limits cannot be exceeded.

What protects trees in Postcode 3081?

A Vegetation Protection Overlay in the Banyule Planning Scheme currently applies to the study area and will continue to provide tree protection. The UDF design guidelines require properties to be setback from the boundary to enable trees to be kept and new tree planting/landscaping to occur.

Does the UDF proposal include the sale of parkland?

Amendment C120 does not propose to rezone parkland. Council is not selling off any parkland in the 3081 UDF.

How is overlooking and overshadowing considered?

The UDF guidelines outlines the setbacks required of properties from property boundaries to reduce overlooking and overshadowing from new development on existing buildings and parks. An example of this is shown on these shadow diagrams for Area 2 and Area 4 of the UDF. Clauses 55.04 of the Banyule Planning Scheme also needs to be used to address overlooking and overshadowing. http://planning-schemes.delwp.vic.gov.au/schemes/vpps/55_04.pdf

What is the State Government and Council doing in Postcode 3081?

A range of Council and Government plans and strategies play a role in how Postcode 3081 will look in the future and the community services and infrastructure that will be provided.

Find out more by looking at our list of plans and strategies that relate to the 3081-postcode area (see appendix 1).

4 Next steps

Council will further consider the issues raised in the community engagement report and formal submissions at a future Council meeting. Council will then decide if any changes need to be made to the UDF or Amendment C120, and whether submissions should be further considered by an Independent Panel appointed by the State Government.

5 Appendix 1

Table 3: List of plans and strategies that relate to the 3081

Plan and Strategy name	Summary	Weblink
Plan Melbourne 2017-2050	Plan Melbourne will guide the growth of our city for the next 35 years. It sets the State Government’s strategy for supporting jobs, housing and transport, while building on Melbourne’s legacy of distinctiveness, liveability and sustainability.	https://www.planmelbourne.vic.gov.au/
Latrobe National Employment and Innovation Cluster draft Framework Plan	The framework plan is a strategic action plan aimed at increasing employment by driving economic growth in the suburbs through coordinated public and private investment. The plan incorporates a shared vision and actions for developing the four key precincts of La Trobe University, Heidelberg Major Activity Centre and Medical Precinct, Northland and Heidelberg West employment areas.	https://vpa-web.s3.amazonaws.com/wp-content/uploads/2017/03/La-Trobe-National-Employment-and-Innovation-Cluster-Draft-Framework-Plan-VPA-1.pdf
Banyule Planning Scheme	The Banyule Planning Scheme provides a legal framework within which decisions about the use and development of land can be made, to express state, regional, local and community expectations for areas and land uses, and to provide for the implementation of State, regional and local policies affecting land use and development	http://planning-schemes.delwp.vic.gov.au/schemes/banyule

<p>Banyule Housing Strategy</p>	<p>The Banyule Housing Strategy is Council’s long-term plan to guide housing growth towards preferred places and away from others. The strategy has five themes: Sustainability, Affordability, Diversity, Character, as well as Infrastructure, Services and Transport.</p> <p>The Housing Strategy has a policy framework to guide housing growth and provide for neighbourhood character. This strategy is given effect in the Banyule Planning Scheme, by the Residential Areas Framework. The framework gives five residential area types: Diversity, Accessible, Incremental, Limited Incremental and Low Density Residential. Postcode 3081 is currently identified as Accessible</p>	<p>https://www.banyule.vic.gov.au/Services/Planning/Housing</p>
<p>Neighbourhood Character Strategy</p>	<p>The aim of the strategy is to promote residential development that respects and enhances the character of the city. The strategy recognises the unique character aspects of Banyule’s different neighbourhoods and divides the City into neighbourhood precincts.</p> <p>The vision of the Strategy recognises the need 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. The strategy is included in the Banyule Planning Scheme as a local policy</p>	<p>http://planningschemes.delwp.vic.gov.au/schemes/banyule/ordinance/22_lpp02_bany.pdf</p>
<p>Heidelberg Central and Bell Street Mall Parking Plan</p>	<p>The Heidelberg Central and Bell Street Mall Parking Plan recommends the implementation of a range of strategies to manage current and future car parking demand across the study areas (Heidelberg Central and Bell Street Mall).</p>	<p>A parking overlay in the Banyule Planning Scheme http://planningschemes.delwp.vic.gov.au/schemes/banyule/ordinance/45_09s03_bany.pdf guides the provision of car parking for new development.</p>

<p>Joint Community Infrastructure Plan for the Latrobe National Employment Cluster</p>	<p>The plan was jointly developed by Banyule & Darebin Councils, Latrobe University, the Victorian Planning Authority and several State Government Departments, to address future community facility and public open space needs in the areas covered by the Cluster. This will assist in planning for some areas that are designated for high future growth and development. Postcode 3081 falls within the Cluster area which is designated for moderate growth in particular areas.</p>	<p>https://banyulebusiness.com.au/files/2016/12/La-Trobe-National-Employment-Cluster-Brochure.pdf</p>
<p>3081 Community Services Strategy</p>	<p>The Community Services Strategy for Postcode 3081 (Heidelberg West, Heidelberg Heights and Bellfield) was prepared to determine the community services and infrastructure requirements of the current and future residents of 3081 taking into consideration projected population change, existing community infrastructure, gaps in current service provision, changing patterns in the use of services, public school and housing regeneration</p>	<p>https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.ban-shapingbanyule.files/1615/3775/4929/764690-Att1_Postcode_3081_Community_Services_Strategy_and_Facilities_Plan.pdf</p>
<p>BellBardia and Tarakan Housing Estates Redevelopment</p>	<p>The Bell/Bardia and Tarakan public housing estates in Heidelberg West are 10 kilometres from the CBD in the City of Banyule. The estates are close to transport, education facilities, employment, support services and shopping areas. The buildings on the site, known as 'walk-ups', were built in the 1950s and no longer suit the needs of many residents.</p> <p>The Heidelberg West project is one of eleven identified to be renewed in Stage One of the Public Housing Renewal Program. The sites have been rezoned and a Parking Overlay applied to both sites to guide appropriate parking outcomes. DHHS will work with Council on the preparation of more detailed Development Plans for the sites. A Consultative Committee with community and other stakeholder representatives</p>	<p>https://www.vhhsba.vic.gov.au/housing-and-infrastructure/public-housing-renewal-program</p> <p>https://www.vhhsba.vic.gov.au/housing-and-infrastructure/bellbardia-and-tarakan-estates-heidelberg-west</p>

<p>Shop 48 – The Harmony Centre</p>	<p>Shop 48 the Harmony Centre is a welcoming community space celebrating local culture and diversity. The center offers individuals and groups meeting space, participation in a range of activities and programs, and access to integrated support services. It provides volunteer opportunities for individuals wishing to build on their skills and learn new ones.</p>	<p>http://shop48.org.au/about/</p>
<p>Council Budget 2018/2019</p>	<p>The Budget 2018/2019 was adopted at the Council Meeting on 25 June 2018 and supports the implementation, intent and direction of our Council Plan 2017-2021.</p>	<p>https://www.banyule.vic.gov.au/files/assets/public/files-forms-and-attachments/2-council/rates-budget-and-finance/budget-2017-2018.pdf</p>
<p>Olympic Park Masterplan</p>	<p>The Olympic Park Master Plan aims to identify the key issues and challenges impacting the use and development of Olympic Park and provide a clear vision and direction for the site that will enable Council to plan for its future enhancement and improvement. The Olympic Park Master Plan was adopted by Council on 14 March 2017.</p>	<p>https://shaping.banyule.vic.gov.au/olympic-park-master-plan</p>
<p>Ford Park Family, Gathering and Youth Space Design</p>	<p>Throughout 2016 a master plan for Ford Park was developed with input from the variety of people that use the park. The master plan was adopted by Council in September 2016 and is being used to deliver improvements at the park over the next decade including:</p> <ul style="list-style-type: none"> • the creation of a community and social hub • improving access • Upgrading park facilities. 	<p>https://shaping.banyule.vic.gov.au/ford-park</p>

<p>Playground Replacement Program</p>	<p>As highlighted in Council's Public Open Space Plan 2016-2031, Council strive to maintain its currently healthy provision of public playgrounds. This includes replacing playground equipment that has come to the end of its functional life. We're replacing local playgrounds in Macleod and Greensborough with new play equipment as part of the Playground Replacement Program 2018/19.</p>	<p>https://shaping.banyule.vic.gov.au/playgrounds</p>
<p>Improving Ramu Reserve</p>	<p>Ramu Parade Reserve is a park well-loved by the community, but it needed a refresh. It has great potential given the proximity to the Waterdale Road Shopping Centre and its central location within the local community. Council has recently installed a new playground and basketball half court as well as improved fencing and park furniture</p>	<p>https://shaping.banyule.vic.gov.au/ramureserve</p>
<p>Cartledge Reserve</p>	<p>The maintenance and improvement of equipment for sporting facilities will include the replacement of Cricket Nets at Cartledge Park.</p>	<p>https://shaping.banyule.vic.gov.au/councilplan2017-2021/place</p>
<p>Ivanhoe Aquatic Centre</p>	<p>Council are providing affordable recreation opportunities through our libraries, community halls, parks, community hubs and leisure centres including continuing our investment in developing, improving and maintaining Council's Aquatic and Leisure Centres</p>	<p>https://shaping.banyule.vic.gov.au/future/health-and-wellbeing-2021</p>

<p>Indoor Sports Needs Analysis report (including the La Trobe University Sports Precinct)</p>	<p>The purpose of the report was to review the need for indoor sports court in the region and identify the potential impact of the proposed La Trobe University Sporting Precinct. In April 2017 Council resolved to contribute funding to the development of an indoor stadium at La Trobe University's Sports Precinct and also adopted the Sub Regional Indoor Sport Needs Analysis Draft Report (SRISA) for initial public consultation. The report was made available for public comment and included on the Shaping Banyule webpage from the 12 April to the 12 May 2017 and adopted by Council 11 December 2017.</p>	<p>https://shaping.banyule.vic.gov.au/indoorsports</p>
<p>Ivanhoe Library and Cultural Hub</p>	<p>The Ivanhoe Library and Cultural Hub is a major Council project to redevelop and revitalize the Ivanhoe area with a state of the art building providing great community facilities. Council are investing over \$18 million in this project, which is expected to be completed in the 2019/2020 financial year.</p>	<p>https://shaping.banyule.vic.gov.au/ivanhoelibrary</p>
<p>Yarra Valley Hockey Club, Bellfield</p>	<p>The Yarra Valley Hockey Club, which draws players from the local council areas along the general inner Yarra River areas – Banyule, Darebin, Yarra and Nillumbik councils – operates from a state-of-the-art facility in the Cyril Cummins Reserve. Set on the banks of the Darebin Creek, the grounds are bounded by cycling paths and beautiful bushland.</p>	<p>https://www.yarravalleyhockey.com.au/</p>
<p>Banyule Bicycle Route Review (including the Darebin Creek Trail)</p>	<p>In Banyule the local bicycle network is made up of 12 on-road bicycle routes. Banyule's local routes also connect to a wider network of cycling routes, across neighbouring areas, to allow cyclists to access areas outside of Banyule. Council are committed to maintaining, developing and encouraging usage of Banyule's cycling network and work in this area is guided by the Banyule Bicycle Strategy.</p>	<p>https://shaping.banyule.vic.gov.au/banyule-bicycle-route-review</p>

<p>Bell Street Mall Urban Design Framework</p>	<p>A lack of exposure and easy access combined with the growth of enclosed malls has restricted the ability of the current Bell Street Mall to compete as either a regional or local convenience centre. The Bell Street Mall Framework has been adopted by Council and has been successful in attracting state government funding for the implementation of Stage 1.</p>	<p>https://shaping.banyule.vic.gov.au/download_file/887/439</p>
<p>Banyule Integrated Transport Plan</p>	<p>The Banyule Integrated Transport Plan is a strategic document that provides an overall framework to address transport issues and create a more accessible, safe, sustainable and active community.</p>	<p>https://www.banyule.vic.gov.au/files/assets/public/files-forms-and-attachments/3-services/31-transport/banyule-integrated-transport-plan-2015-2035.pdf</p>
<p>Bellfield Masterplan</p>	<p>Draft Urban Design Guidelines and a Draft Masterplan have been developed to guide the future land use of the former Banksia La Trobe Secondary College site in Bellfield.</p>	<p>https://shaping.banyule.vic.gov.au/bellfieldmasterplan</p>
<p>Development Contributions Amendment C115</p>	<p>We've prepared a development contribution plan (DCP) and will use it to collect levies that contribute to providing essential community infrastructure catering for the increase in residents that developments bring</p>	<p>https://shaping.banyule.vic.gov.au/C115</p>
<p>Banyule Public Open Space Plan</p>	<p>The Plan provides strategic direction for Council in its approach to open space planning and development going forward into the future.</p>	<p>https://www.banyule.vic.gov.au/Sport-and-Recreation/Banyule-Public-Open-Space-Plan-2016-2031</p>
<p>Olympic Village Heritage Overlay</p>	<p>A Heritage Overlay applies to 1-17 Alamein Road, Heidelberg West known as the Olympic Village Green as the place that most demonstrates the 1956 Olympic Games, and as Victoria's only Olympic Village.</p>	<p>http://vhd.heritagecouncil.vic.gov.au/places/124829</p>
<p>Homes for Victorians</p>	<p>Is a State Government Strategy to address future housing?</p>	<p>https://www.vic.gov.au/system/user_files/Documents/housing/FINAL%20PDF%20DTF046_Q_housing01.pdf</p>

