

The Heidelberg Road Corridor Project

Heidelberg Road forms the boundary between the City of Darebin (north side) and the City of Yarra (south side).

Redevelopment of the former Alphington Paper Mill site (APM) site will transform the Heidelberg Road Corridor and the type of business and development it attracts.

Currently there is no maximum building height or design guidance for either side of the road, which could see tall buildings approved.

To protect the local amenity, Darebin City Council and Yarra City Council have worked together to create an overarching vision for the Heidelberg Road Corridor to guide future development. Each Council is also separately pursuing building design controls in their planning schemes.

Darebin Council has now assessed the land currently zoned for industrial and commercial uses on the north side of Heidelberg Road and is considering planning options.

The technical studies used to inform Council's options are available to read online at:

www.yoursaydarebin.com.au/heidelbergroadcorridor

We are now seeking your feedback.

Have your say on the planning options for Heidelberg Road to help shape future building design and land use controls (on the Darebin side only).

Council will consider your feedback and prepare a summary to be reported back to Council later in the year. A future Planning Scheme Amendment will provide further opportunity for consultation.



Speak your language

T 8470 8470

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Have your say

 **Attend one of our information sessions. For more details, updates and to register visit**
Yoursaydarebin.com.au/heidelbergroadcorridor

 **Provide a response via our survey by visiting our Yoursay page**

 **Email us at** planningservices@darebin.vic.gov.au

 **Visit our website at** Yoursaydarebin.com.au/heidelbergroadcorridor

 **Call Council's Strategic Planning Unit on** 8470 8989



Proposed Planning Approach



SUPPORT MORE LOCAL JOBS

We are considering rezoning the existing industrial land to the Commercial 2 Zone and Commercial 3 Zone (one site only) to attract a wider range of jobs, while still restricting residential uses.

Alternatively, we could retain the current zoning. This still allows jobs to grow, but new office developments must seek permission for the change of use, as well as the building design.

We want feedback on whether you support the rezoning being considered or prefer to retain the current industrial zone.



INTRODUCE BUILDING CONTROLS AND GUIDANCE

We are considering introducing building height limits, setbacks on commercial land and heritage overlays for some properties in the corridor.

Building, street wall heights and overshadowing controls that are being considered, as shown on the map below. Side and rear setbacks will minimise visual bulk and protect neighboring dwellings.

Council is considering whether building heights should be discretionary or mandatory building height limits (mandatory controls cannot be varied).

We are seeking your feedback on the proposed design controls, particularly around preferred maximum building heights.



PROTECT LOCAL HERITAGE

Seven properties were identified as having local heritage significance, and a Heritage Overlay is being considered.

We want your feedback on whether you support protecting the local heritage.

LEGEND

- CONSIDER CHANGE TO COMMERCIAL ZONE 2
- CONSIDER CHANGE TO COMMERCIAL ZONE 3
- HERITAGE OVERLAY

BUILDING HEIGHT

- 8 STOREYS
- 7 STOREYS
- 6 STOREYS
- 5 STOREYS
- 4 STOREYS

