

Heidelberg Road Corridor Planning



Engagement Session



City of
DAREBIN

the place
to live

Acknowledgement of Country

Darebin City Council acknowledges the Wurundjeri WoiWurrung people as the Traditional Owners and custodians of the land we now call Darebin and pays respect to their Elders, past, present and emerging. Council pays respect to all other Aboriginal and Torres Strait Islander communities in Darebin.

Council recognises, and pays tribute to, the diverse culture, resilience and heritage of Aboriginal and Torres Strait Islander people.

We acknowledge the leadership of Aboriginal and Torres Strait Islander communities and the right to self-determination in the spirit of mutual understanding and respect this ongoing contribution and its significant value.

Purpose of tonight's session



This session will provide detailed information on the proposed planning response for the Heidelberg Rd Corridor.



It will give provide information on the context and reasons for these proposed planning changes.



Interested community members will have an opportunity to:

- Understand the changes
- Ask questions to clarify what it being proposed.
- Engage with Council planners about the changes.

Ground rules



- Please ensure your microphone is on mute unless you are speaking. This is to avoid unnecessary background noise. The Chair may also mute participants microphones during the introductory remarks and presentations.



- The Chair will let you all know when it is time to commence the meeting. It is the Chair's role to facilitate the meeting, this means inviting people to talk at different times and allowing space for questions and conversations in line with the agenda.



- Be considerate of others. Please ask a question using the “Chat” function and we will come to your question at the end of that agenda item.



- Please give the meeting your full attention and leave your camera on, as you would in an in-person meeting. It can be tempting to multi-task, but this can result in missing important information.

Agenda

01

Acknowledgement of Country
(2 minute)

02

Running of the Session
(10 minute)

03

Tell us about yourself...
(10 minute)

04

Council Presentation: Proposed Planning Response
(20 minute)

05

Wrap Up and Next Steps
(5 minutes)

06

Question Time
(Approx. 20- 30 minutes)

Tell us about yourself...



Council Presentation





**HEAL
COUNTRY!**
4-11 JULY 2021

Heidelberg Road Corridor Project Study Area



Project Context



The redevelopment of the Alphington Paper Mill site (APM) will transform the area



There will be a change in the businesses attracted to Heidelberg Road



Currently there are no building height or design guidelines for the area



Darebin and Yarra Councils have developed a vision for the area and a Local Area Plan (LAP)



Planning/ building design controls will be needed to realise this vision



These controls will need to be included in the planning scheme

Timeline



Draft vision Statement

The overall vision for the Heidelberg Corridor is to be:

“greener, better connected, more pedestrian friendly
and a vibrant place”



Draft Key Strategic Directions

Diverse Economic Activity

- Attract a wide range of businesses now and into the future
- Ensure employment generating land uses are attracted to and retained within the Corridor.

Community Wellbeing

- Support locating community services closer to their likely area of need.
- Increasing housing diversity and affordability along the Corridor.
- Pursue new green space opportunities north of Heidelberg Road.

Improved Active Transport Services and Accessibility

- Create a more pedestrian oriented, attractive and safe public realm.
- Ensure new development is sensitive towards existing residential uses.
- Ensure public realm achieves a strong place identity.

Distinct Precinct Identity

- Improve public transport access, service frequency and coverage, to and along Heidelberg Road.
- Increase connections for pedestrians and cyclists.
- Minimise pressure on parking in residential areas behind Heidelberg Road.
- Reduce or limit vehicle crossovers.

Proposed Planning Response

Support More Local Jobs - Economics and Land Use Study



- Option to rezone industrial land to commercial zoning.

Introduce Building Guidance and Controls - Built Form Framework



- Option to introduce building height and overshadowing controls.

Protect Local Heritage - Heritage Study



- Option to protect heritage buildings through a heritage overlay.

Support More Local Jobs - Economics and Land Use Study

- Proposed zoning changes.



Economics and Land Use Study

	Industrial 3 Zone (INZ3) – existing	Commercial 2 Zone (C2Z) – proposed	Commercial 3 Zone (C3Z) - proposed
Zone Objective	Provides for industries (warehouses, manufacturing) Limited retail opportunities Residential use prohibited	Encourages commercial areas for offices, some manufacturing/industries, commercial services Residential use prohibited	Provide for a range of industrial, commercial, office and employment generating uses 'Collaborative and high-quality working environments' Limited residential use permitted

Introduce Building Guidance and Controls

Improving design outcomes through mandated controls and assistance through the planning process.

This will provide a balance between supporting more jobs, protecting residential amenity and achieving better built form outcomes.

There are currently no design controls for Heidelberg Rd.

There are also planning restrictions which limit development floor space.

Introduce Building Guidance and Controls

- Proposed building heights and street wall heights.




Building height of between 4 to 8 storeys proposed.

Precinct 1 has an overall building height of 6 storeys is recommended between Westfield and Jeffrey street.

Building, street wall heights and overshadowing controls

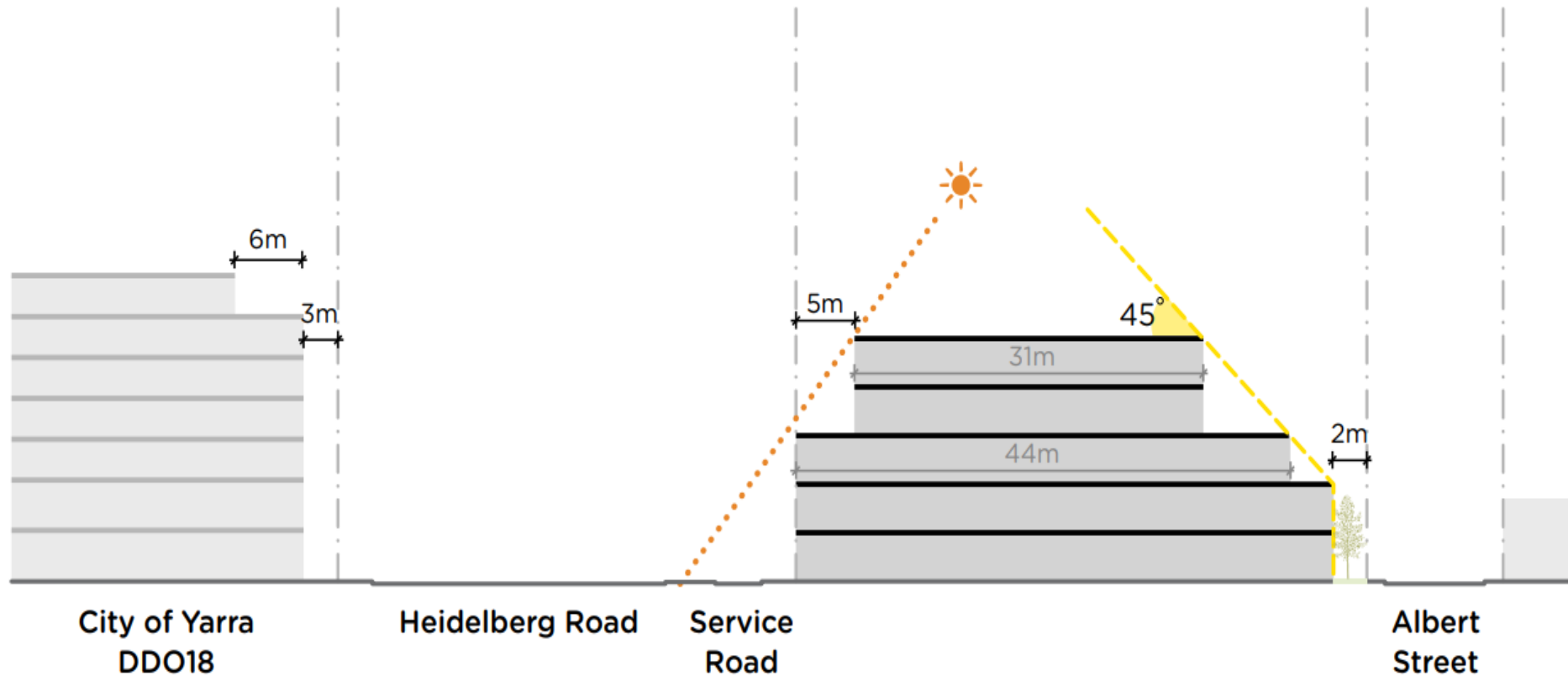
Side and rear setbacks to minimize visual bulk and maintain amenity of neighbouring dwellings and residential streets.

CRAIG PERRY '21



Precinct 2: Overall building height of 4 storeys is recommended due to shallow lot depth and to allow the Grandview Hotel to have prominence and act as a marker for Station street.

Street wall to residential properties

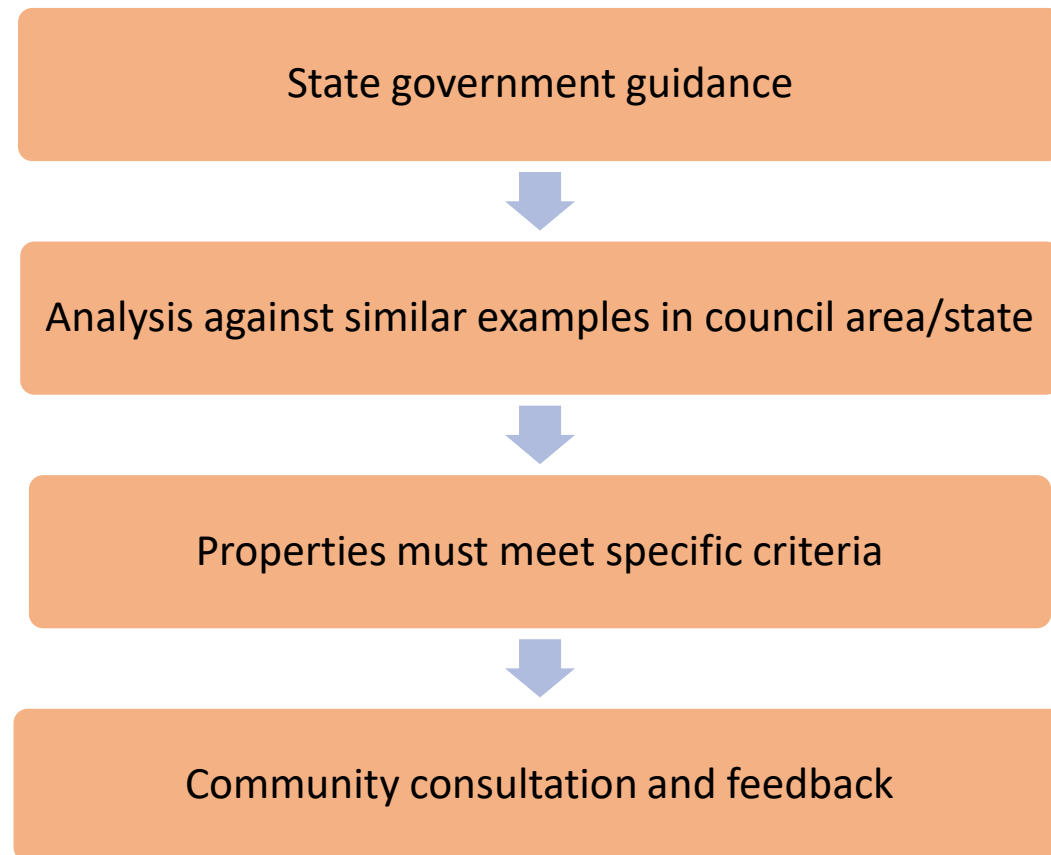


Protect Local Heritage – Heritage Study

- Seven properties were identified as having local heritage significance.
- Heritage Overlay is proposed to apply to them for their protection.



Process for identifying heritage properties



Former hat mill complex at 159-179 Heidelberg Road, Northcote



159-179 Heidelberg Road, Northcote.



View into the site from Heidelberg Road.

Church at 273-289 Heidelberg Road, Northcote



Quadrangle fronting Heidelberg Street, Northcote.



Chapel fronting Westgarth Street, Northcote.

Houses



Proposed Planning Response – **we want your feedback**

Support More Local Jobs - Economics and Land Use Study



- Option to rezone industrial land to commercial zoning.

Introduce Building Guidance and Controls - Built Form Framework



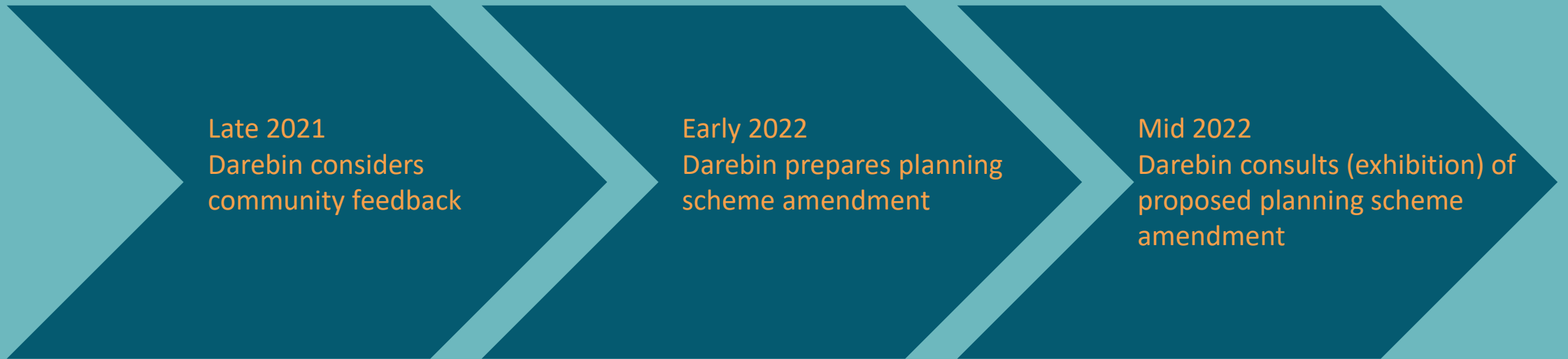
- Option to introduce building height and overshadowing controls.

Protect Local Heritage - Heritage Study



- Option to protect heritage buildings through a heritage overlay.

Wrap Up & Next Steps



A dark teal circle containing the text 'Question Time' in orange.

Question Time

Have your say on the proposed changes.

- Respond to our Survey by visiting our yoursay page. Submission close at 3rd August 2021.
- Visit our website at www.yoursaydarebin.com.au/heidelbergroadcorridor
- Email us at planningservices@darebin.vic.gov.au
- Call Dominique Aloisio on 8470 8025 or Sophie Jordan on 8470 8461



Questions

- How will heritage properties be protected so they remain visible along Heidelberg Road?
- Will Fairfield Park be protected from overshadowing in all season? and Why is there no protection of zoning opposite Fairfield Park?
- Will the Heidelberg Rd bike lane remain separated from traffic?
- What is the position of Council on the planning of underground car parks that enter/ exit directly onto Heidelberg Rd and the bicycle lane?
- Will Westgarth St be protected from this development or will developers be permitted to push back their high-rise onto Westgarth St and its bicycle lanes?
- Why weren't the owner of properties listed for the heritage overlay contacted directly by the project team?
- Parking and traffic in side streets



Questions

331-333 Heidelberg Road, Northcote



331-333 Heidelberg Road, Northcote.



A bird-eye view of 331-333 Heidelberg Road, Northcote.

441 Heidelberg Road, Fairfield



East elevation of 441 Heidelberg Road, Fairfield.



South elevation of 441 Heidelberg Road, Fairfield.

521 Heidelberg Road, Alphington



Southern elevation of 521 Heidelberg Road, Alphington.



Southern elevation of 521 Heidelberg Road, Alphington in 2009 showing fenestration and second portico opening.

607 Heidelberg Road, Alphington



607 Heidelberg Road, Alphington.



607 Heidelberg Road, Alphington.