

Attachment 1 - Heidelberg Road Corridor Local Area Plan Overview

Figure 1: Issues & Constraints

Heidelberg Road Corridor Issues & Constraints

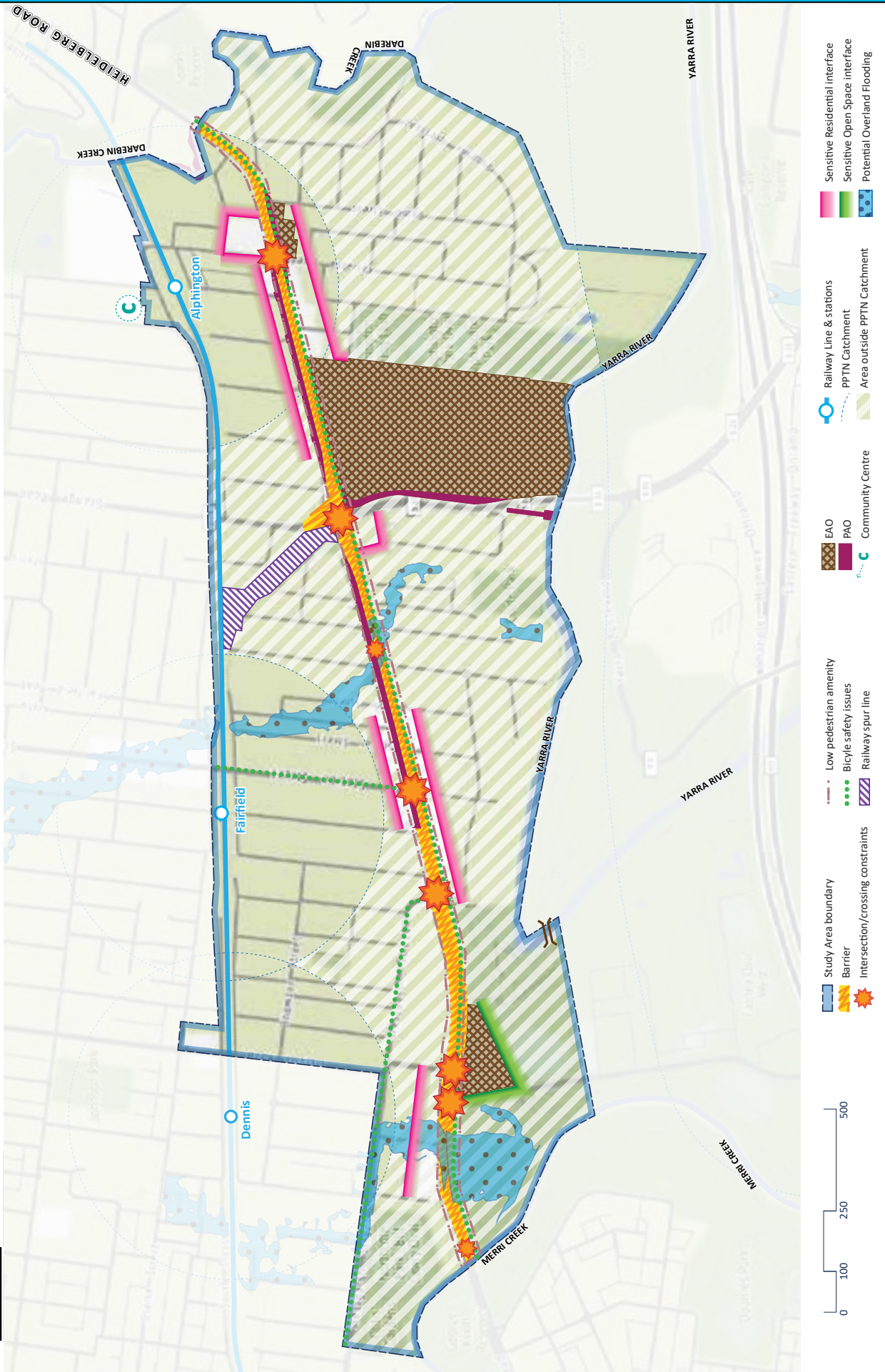


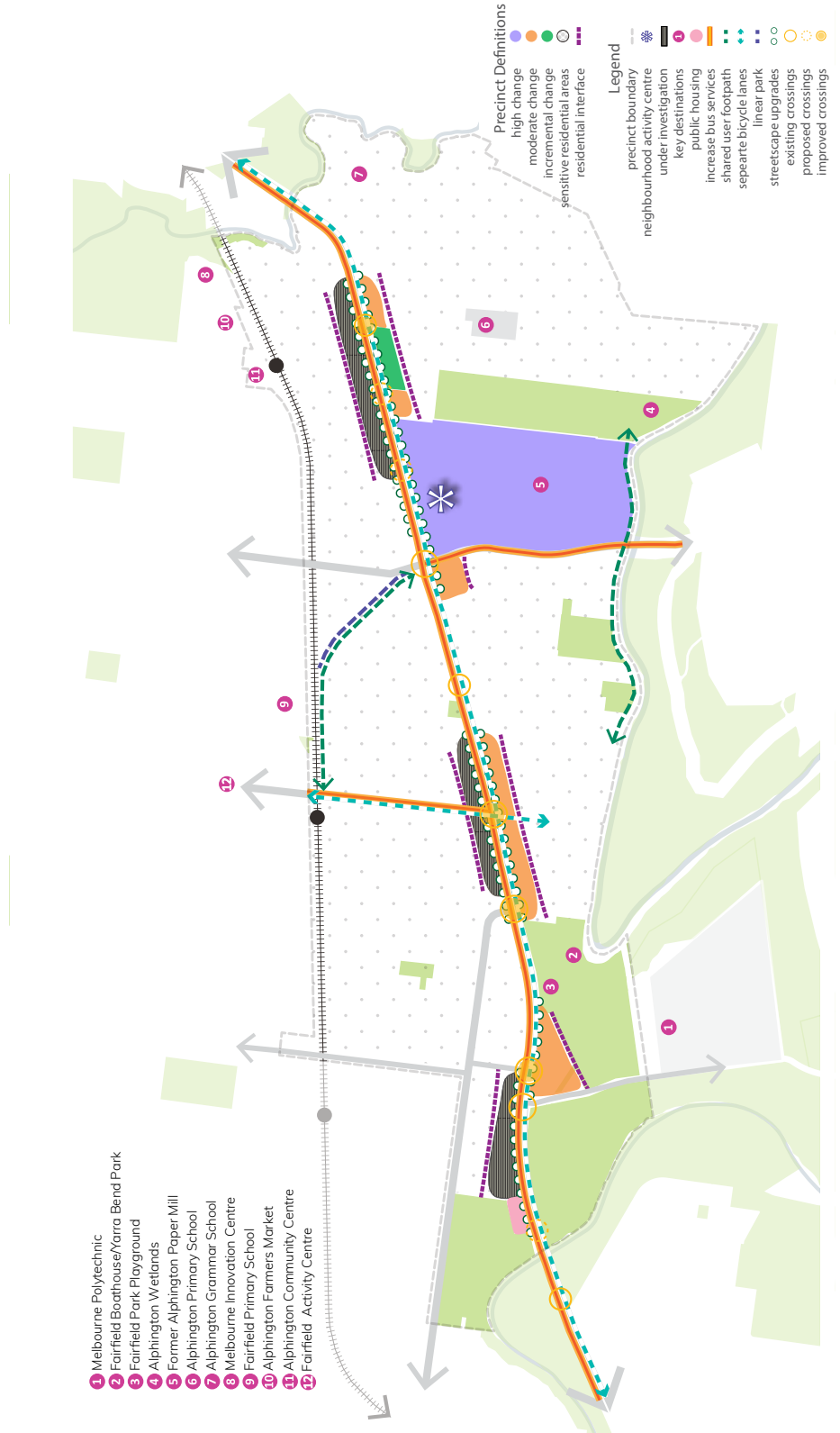
Figure 2: Framework Directions

Draft Vision

“The Heidelberg Road corridor will be a greener, better-connected, more pedestrian friendly and vibrant place”

Framework Directions

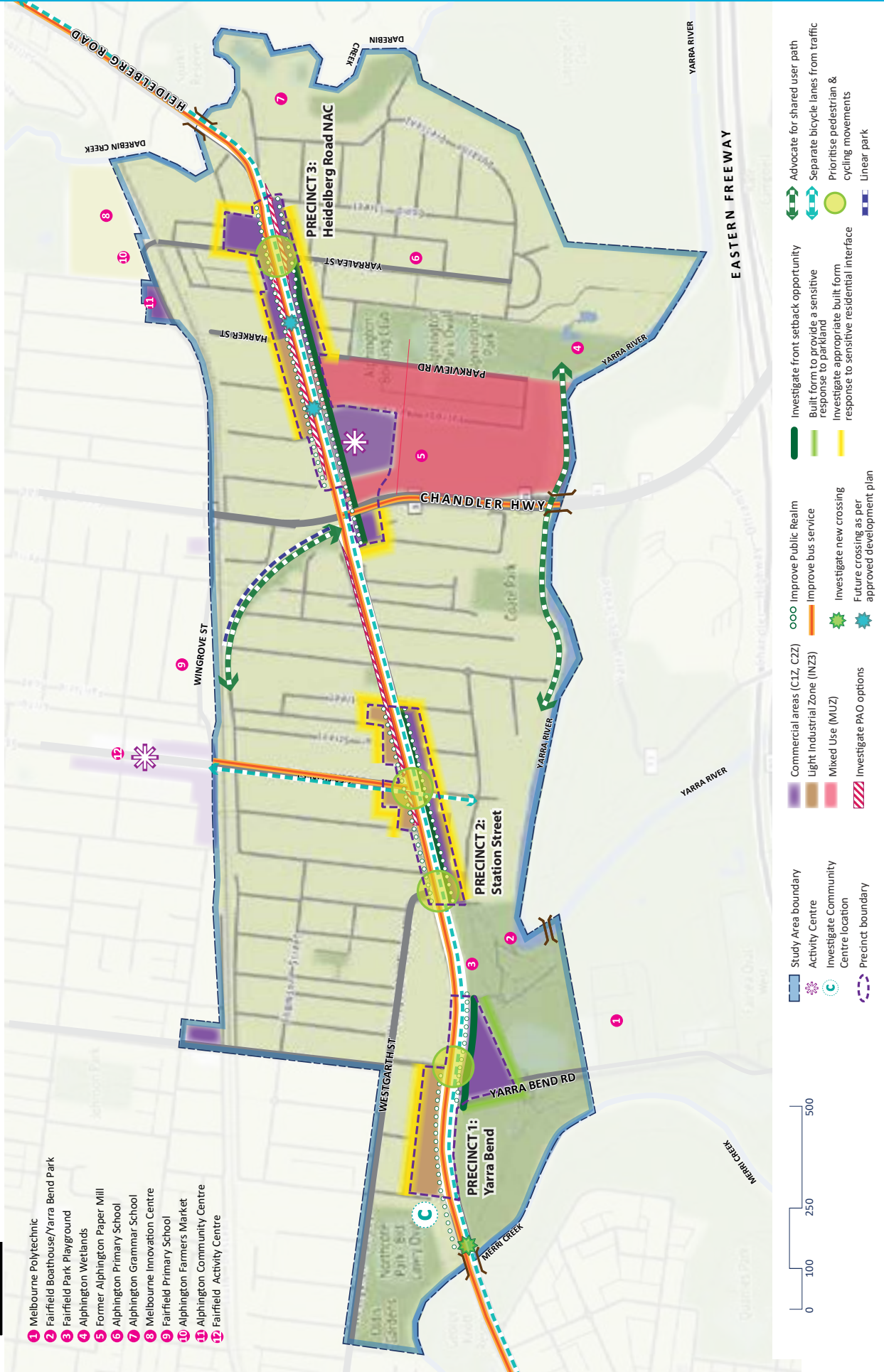
- Allow greater land use diversity across the corridor
- Advocate for greater public transport services
- Increase cycling and walking connections and route safety
- Improve housing affordability
- Improve the public realm in each precinct
- Create a stronger place identity in each precinct
- Allow moderate levels of change, sensitive to its hinterland



Attachment 1 - Heidelberg Road Corridor Local Area Plan Overview

Figure 3: Opportunities & Improvements

Heidelberg Road Local Area Plan Opportunities & Improvements



- 1 Melbourne Polytechnic
- 2 Fairfield Boathouse/Yarra Bend Park
- 3 Fairfield Park Playground
- 4 Alphington Wetlands
- 5 Former Alphington Paper Mill
- 6 Alphington Primary School
- 7 Alphington Grammar School
- 8 Melbourne Innovation Centre
- 9 Fairfield Primary School
- 10 Alphington Farmers Market
- 11 Alphington Community Centre
- 12 Fairfield Activity Centre



Attachment 1 - Heidelberg Road Corridor Local Area Plan Overview

Table 1: Key Objectives and Strategic Actions

Outcome	Key Objective	Strategic Actions	Applicable Areas	Responsibilities
Higher Economic Vibrancy	Attract a wide range of businesses now and into the future	<p>Review the zoning of Industrial land (currently IN3Z) along the northern side of Heidelberg Road.</p> <p>Consider the directions provided in the Darebin Economic Land Use Strategy, the Darebin Creative and Cultural Framework and Implementation Plan, and in any additional strategic work deemed necessary for determining the future zoning of the IN3Z land.</p>	All precincts	Darebin City Council
	Ensure employment-generating land uses are attracted to and retained within the corridor	<p>Retain the Commercial 2 Zone on the south side of Heidelberg Road as per adopted Yarra SEES 2018.</p> <p>Rezone land as part of the Alphington Village development from MUZ to C1Z.</p>	<p>Station Street Precincts</p> <p>Heidelberg Road NAC</p>	<p>Yarra City Council</p> <p>Yarra City Council</p>
Community Well-being	Support locating community services closer to their likely area of need	Support the provision of community infrastructure as per APM Development Plan and relevant planning permits.	Heidelberg Road NAC	Yarra City Council
	Increase housing diversity and affordability along the Heidelberg Road Corridor	<p>Support moderate housing change allowed by the applicable zone and direction in respective housing strategies/policies.</p> <p>Encourage a mix of dwelling types in new significant development along the corridor to support household diversity.</p> <p>Pursue the provision of social and/or affordable housing as part of rezoning, and in significant redevelopments along the corridor (as per the City of Yarra's Social and Affordable Housing Strategy 2019, where within the City of Yarra).</p>	<p>All precincts</p> <p>All precincts</p> <p>All precincts</p>	<p>Darebin and Yarra City Council</p> <p>Darebin City Council</p> <p>Darebin and Yarra City Council</p>
		Advocate to the State Government to ensure that any residential use on the Fairfield Rail Spur site be exclusively for public or social housing at accessible locations on the site (while maintaining a shared user path connection between the Fairfield Station and the Heidelberg Road NAC).	Adjacent to Heidelberg Road NAC	Darebin City Council
Pursue new green space opportunities north of Heidelberg Road	Advocate to the State Government to ensure that the Fairfield rail spur site has a linear park through the length of the site and provides open space to serve the local community, such as skate facilities and basketball/netball half court.	Adjacent to Heidelberg Road NAC	Darebin City Council	

Attachment 1 - Heidelberg Road Corridor Local Area Plan Overview

Table 1: Key Objectives and Strategic Actions

Outcome	Key Objective	Strategic Actions	Applicable Areas	Responsibilities
Improved Transport Services and Accessibility	Improve public transport service to and along Heidelberg Road	Advocate to Department of Transport to extend the service hours for bus route 546 into the weekend and for later hours, upgrade bus shelters and provide for additional bus priority measures along Heidelberg Road.	Entire Heidelberg Road Corridor	Darebin and Yarra City Council
		Advocate to Department of Transport for a bus service on Chandler Highway across the Eastern Freeway to Kew/Hawthorn/Burnley.	Heidelberg Road NAC	Darebin and Yarra City Council
		Advocate to Department of Transport that if the PAO is acted upon, it is to be utilised for public or active transport purposes.	Station Street Precinct and Heidelberg Road NAC	Darebin and Yarra City Council
	Improve access to existing public transport	Advocate to the State Government (Department of Transport, DELWP and VicTrack) to ensure that the redundant Fairfield rail spur site has a shared user path through the length of the site to provide a connection from the APM to Station Street, Fairfield.	Adjacent to Heidelberg Road NAC	Darebin and Yarra City Council
		Advocate to VicRoads for the additional Heidelberg Road crossings at Latrobe Avenue and Harker Street are implemented to increase access to bus stops and railway stations.	Heidelberg Road NAC	Darebin and Yarra City Council
	Increase connections and safety for bike riders	Advocate to the Department of Transport as the responsible authority for Heidelberg Road for a fully separated bi-directional bike path on the south side of Heidelberg Road - including the southern side of the Merri Creek Bridge.	Entire corridor	Darebin and Yarra City Council
		Investigate options to increase safety for bike riders and potentially advocate to the State Government.	Entire corridor	Darebin and Yarra City Council
		Ensure bike rider safety when pursuing additional Heidelberg Road crossings at Harker. Street and improving intersections, for example Yarralea Street, Station Street and/or Jeffrey Street.	All precincts	Darebin and Yarra City Council
		Investigate upgrading the footpath along the railway line between Fulham Road and Yarralea Street to a 3m shared user path, as well as provide connections onto all intersecting side streets.	Heidelberg Road NAC	Darebin City Council
Investigate better connectivity options to the Merri Creek Trail, including new Heidelberg Road crossing at the Merri Creek Bridge to improve access to the wider bicycle network.		Yarra Bend Precinct	Darebin and Yarra City Council	
Investigate the opportunity for a shared user path along the Yarra River from Alphington Street to the APM Site.	Heidelberg Road NAC	City of Yarra		

Attachment 1 - Heidelberg Road Corridor Local Area Plan Overview

Table 1: Key Objectives and Strategic Actions

Outcome	Key Objective	Strategic Actions	Applicable Areas	Responsibilities
	Increase permeability for pedestrians across Heidelberg Road	<p>Implement the additional Heidelberg Road crossings at Latrobe Avenue and Harker Street as part of the APM Development.</p> <p>Pursue a new Heidelberg Road crossing at the Merri Creek Bridge.</p> <p>Support new pedestrian connections between the two sides of Heidelberg Road to achieve better access to existing open spaces south of Heidelberg Road.</p>	<p>Heidelberg Road NAC</p> <p>Yarra Bend Precinct</p> <p>All precincts</p>	<p>Darebin and Yarra City Council</p> <p>Darebin and Yarra City Council</p> <p>Darebin and Yarra City Council</p>
	Increase safety for pedestrians	<p>When undertaking built form investigations, consider ways to create greater separation and/or a stronger sense of openness from Heidelberg Road.</p> <p>Advocate for longer pedestrian light cycles at intersections, in particular Yarralea Street, to improve pedestrian safety.</p> <p>Advocate for signal prioritisation at intersections to increase safety for pedestrians.</p> <p>Advocate to raise pedestrian crossings across Yarralea Street and investigate whether other intersections along Heidelberg Road may require similar upgrades as change occurs.</p>	<p>All precincts</p> <p>All precincts</p> <p>All precincts</p> <p>All precincts</p>	<p>Darebin and Yarra City Council</p> <p>Darebin and Yarra City Council</p> <p>Darebin and Yarra City Council</p> <p>Darebin and Yarra City Council</p>
	Minimise pressure on parking in residential areas behind Heidelberg Road	<p>Investigate potential options to limit overflow of car parking from new development into existing residential areas behind Heidelberg Road.</p>	<p>All precincts</p>	<p>Darebin and Yarra City Council</p>
	Reduce or limit vehicle crossovers onto Heidelberg Road	<p>When undertaking built form investigations, consider vehicle access from side streets and/or lanes to achieve a pedestrian-friendly and safer outcome towards Heidelberg Road.</p> <p>Support lot consolidation for narrower development sites fronting Heidelberg Road otherwise creating sufficient vehicle access would lead to a poor urban design outcome for pedestrians.</p>	<p>All precincts</p> <p>All precincts</p>	<p>Darebin and Yarra City Council</p> <p>Darebin and Yarra City Council</p>

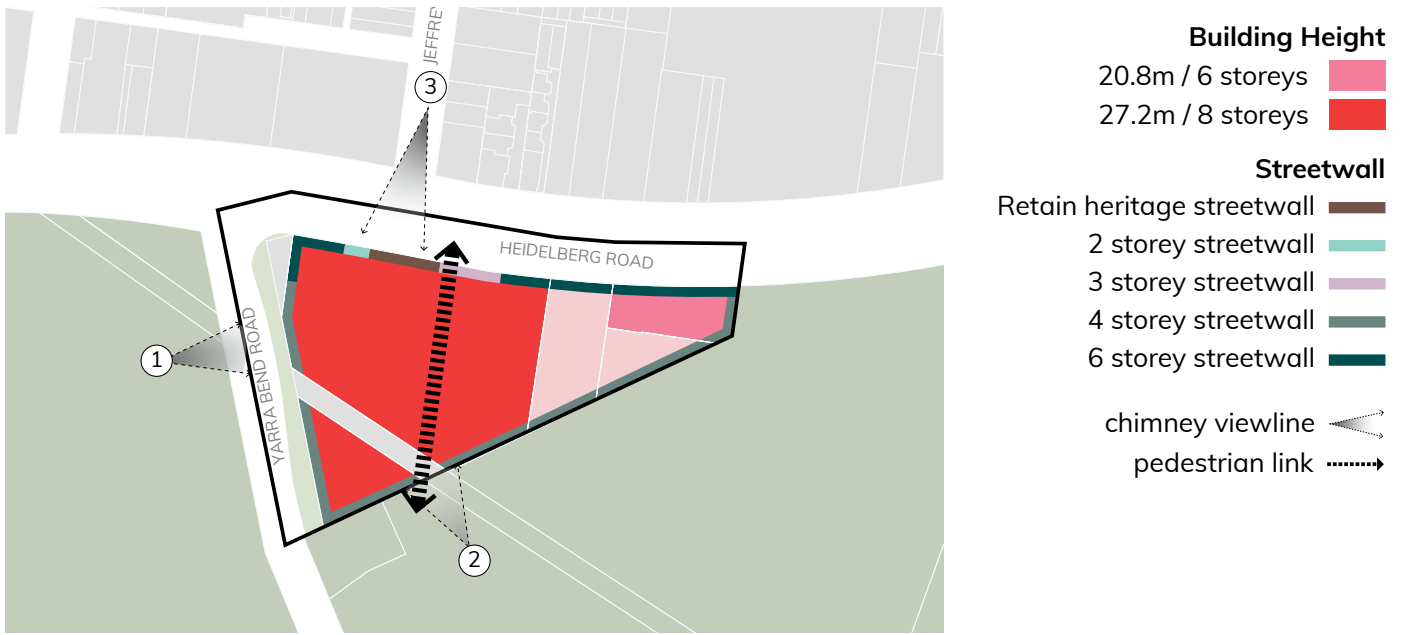
Attachment 1 - Heidelberg Road Corridor Local Area Plan Overview

Table 1: Key Objectives and Strategic Actions

Outcome	Key Objective	Strategic Actions	Applicable Areas	Responsibilities	
Individual Precinct Identity	Create a more pedestrian-oriented, attractive and safe public realm	Investigate options for greater separation from Heidelberg Road to provide relief from heavy traffic and create a greater sense of space for pedestrians and potential trading/commercial space.	All precincts	Darebin and Yarra City Council	
		Investigate ways to increase canopy landscaping and level of landscaping consistency in each precinct.	All precincts	Darebin and Yarra City Council	
		Investigate ways to achieve more active frontages at ground level (and other Crime Prevention Through Environmental Design approaches), fine grain facade articulation and lower street wall heights of 2 to 4 storeys to maintain a human scale and general sense of openness for each precinct.	All precincts	Darebin and Yarra City Council	
Individual Precinct Identity	Pursue lower speeds for Heidelberg Road to increase safety and improve place quality in the Heidelberg Road Neighbourhood Activity Centre.		NAC	Darebin and Yarra City Council	
		Ensure public realm and built form efforts achieve a stronger place identity that is suitable to each precinct's context and role	Both municipalities pursue a streetscape and planting palette to achieve consistency in the streetscapes.	Entire corridor	Darebin and Yarra City Council
		Increase canopy landscaping within each precinct and investigate ways to soften the public realm.	All precincts	Darebin and Yarra City Council	
Individual Precinct Identity	Ensure new development is sensitive towards existing residential uses	Create a connection to the Yarra Bend Parklands in the Yarra Bend Precinct and be sensitive to the parkland (increase canopy cover on larger sites, create view lines and/or connections, maintain lower interface edge).	Yarra Bend	Darebin and Yarra City Council	
		Support a modern, more attractive commercial strip in all precincts while preserving its own identity.	All precincts	Darebin and Yarra City Council	
		Strengthen the Heidelberg Road Neighbourhood Activity Centre as a fine-grain, lower-scale local shopping strip with increased staying-quality for people.	Heidelberg Road NAC	Darebin and Yarra City Council	
Individual Precinct Identity	Ensure new development is sensitive towards existing residential uses	Encourage moderate mid-rise development that is lower and subservient to the APM.	All precincts	Darebin and Yarra City Council	
		Prepare built form controls that minimise overshadowing of adjoining sensitive spaces, minimises visual bulk and overlooking.	All precincts	Darebin and Yarra City Council	

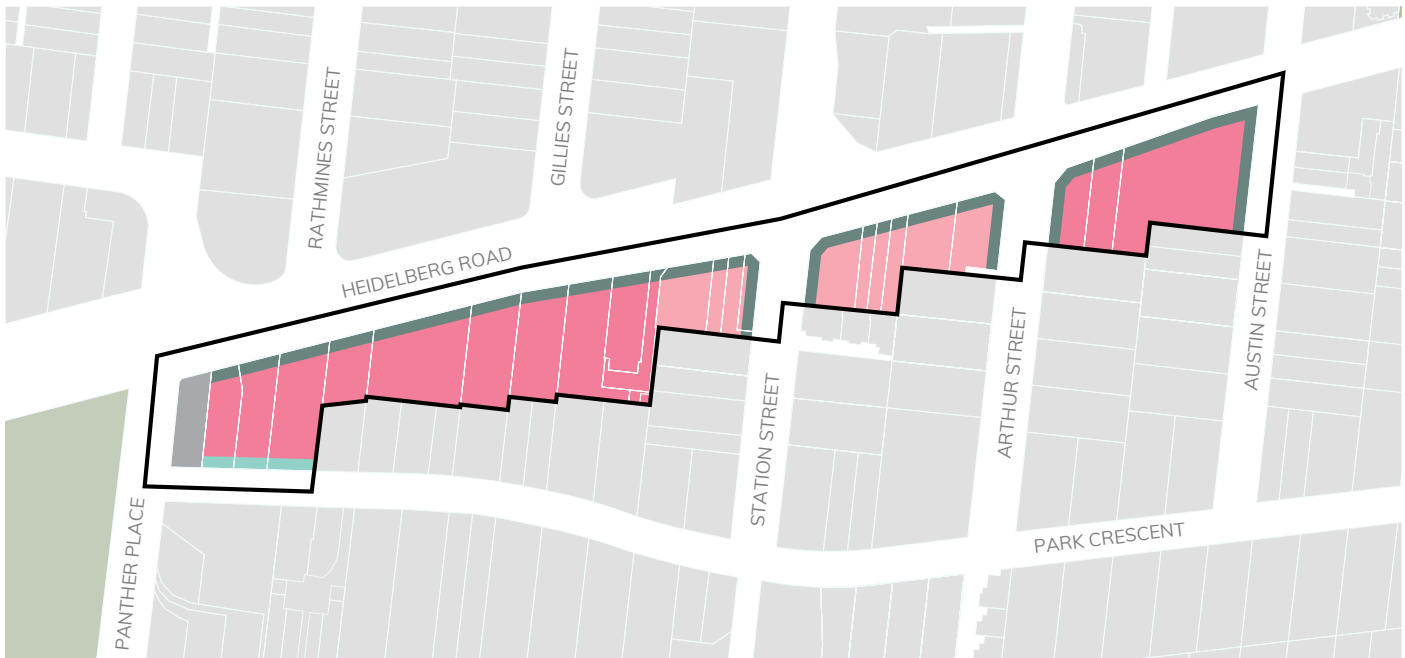
Attachment 1 - Heidelberg Road Corridor Local Area Plan Overview

Figure 4: Heidelberg Road Interim DDO18 Map - Precinct 1



Attachment 1 - Heidelberg Road Corridor Local Area Plan Overview

Figure 5: Heidelberg Road Interim DDO18 Map - Precinct 2



Building Height

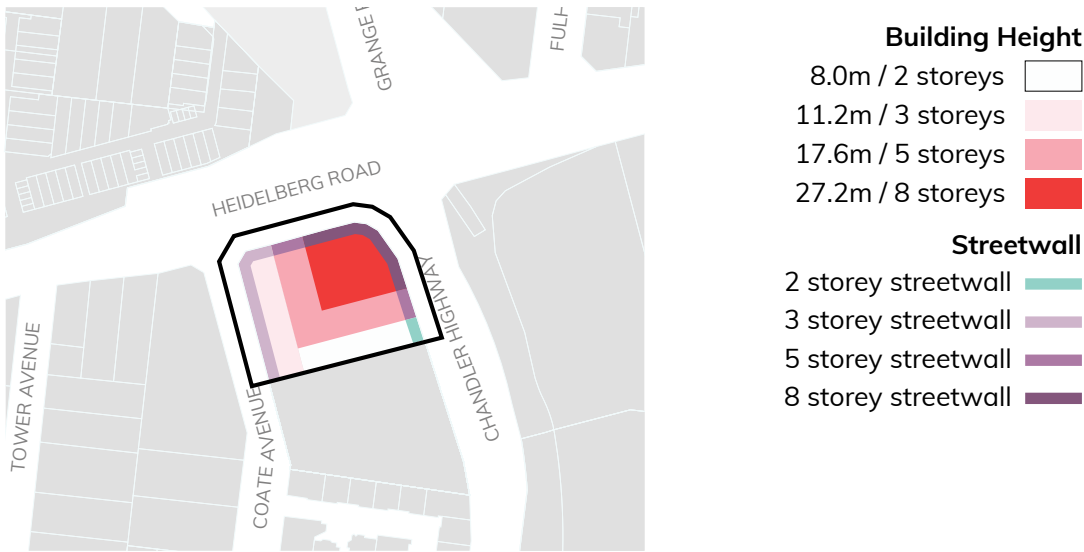
- 17.6m / 5 storeys
- 20.8m / 6 storeys
- limited opportunity

Streetwall

- 2 storey streetwall
- 4 storey streetwall

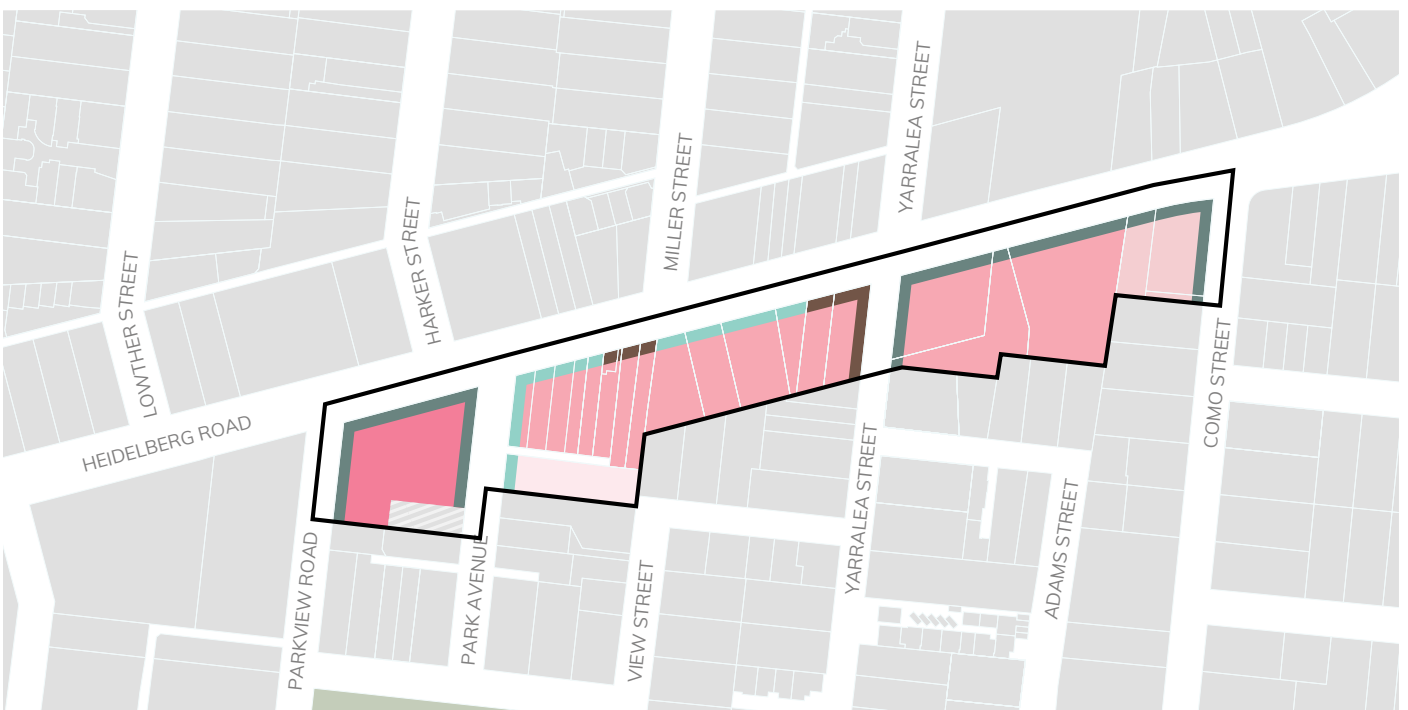
Attachment 1 - Heidelberg Road Corridor Local Area Plan Overview

Figure 6: Heidelberg Road Interim DDO18 Map - Precinct 3A



Attachment 1 - Heidelberg Road Corridor Local Area Plan Overview

Figure 7: Heidelberg Road Interim DDO18 Map - Precinct 3B



Building Height

- 11.2m / 3 storeys
- 14.4m / 4 storeys
- 17.6m / 5 storeys
- 20.8m / 6 storeys
- 9.0m / NRZ

Streetwall

- Retain heritage streetwall
- 2 storey streetwall
- 4 storey streetwall