



Department of Environment, Land, Water and Planning

PO Box 500, East Melbourne,
Victoria 8002 Australia
delwp.vic.gov.au

Ms Helen Carr and Mr Luke McNamara
Co Convenors
Save Ivanhoe Residents Group
info@saveivanhoe.com

Ref: MIN035622



Dear Ms Carr and Mr McNamara

PROPOSED DEVELOPMENT AT 40 UPPER HEIDELBERG ROAD, IVANHOE

Thank you for your recent correspondence to the Hon Richard Wynne MP, Minister for Planning, about a proposed development at 40 Upper Heidelberg Road, Ivanhoe. As this matter is in my area of responsibility, the Minister has asked me to respond on his behalf.

Your concerns relate to the effects of higher density development in the Ivanhoe Activity Centre. State planning policy directs the further expansion of housing and services into activity centres such as Ivanhoe and recognises they are ideally placed to support increased housing supply. As such, activity centres are a focus for medium and higher density development in *Plan Melbourne 2017-2050* and the consideration of mandatory height controls must be balanced against these policy objectives.

The Ivanhoe Structure Plan and Banyule Planning Scheme both indicate a preferred maximum height of 18 metres for the 40 Upper Heidelberg Road site. As this is a discretionary height control, the council can consider proposals that exceed this preferred height. The planning controls for the area also direct that 'the upper storey elements of new developments are not unduly bulky or visually intrusive'.

The state government has invited Banyule City Council to take part in a pilot study to review height controls in activity centres. The Ivanhoe Activity Centre is one of three activity centres being reviewed taking into account state policy, the role of the centre and relevant strategic justification.

I understand that the proponent for the proposal at 40 Upper Heidelberg Road has lodged an application for review at the Victorian Civil and Administrative Tribunal (VCAT) of the council's decision not to grant a permit. If you wish to be a party to the hearing scheduled for 11 December 2017, please contact VCAT as soon as possible on (03) 9628 9777 or refer to www.vcat.vic.gov.au.

Given that the council is the responsible authority and the proposal for 40 Upper Heidelberg Road is a local matter, the Minister will not become involved, unless he determines that the case raises a major issue of policy.

If you require any further information about this matter, please contact the council's strategic planning group on (03) 9457 9808.

Thank you again for writing.

Yours sincerely

Jane Homewood
Executive Director, Statutory Planning Services

4 / 10 / 2017