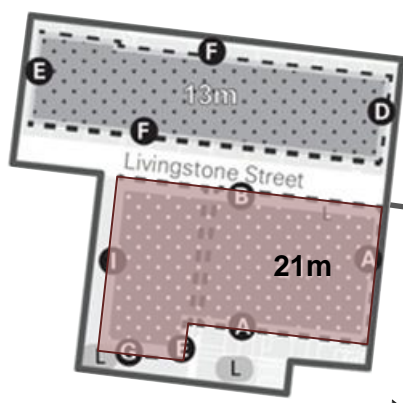
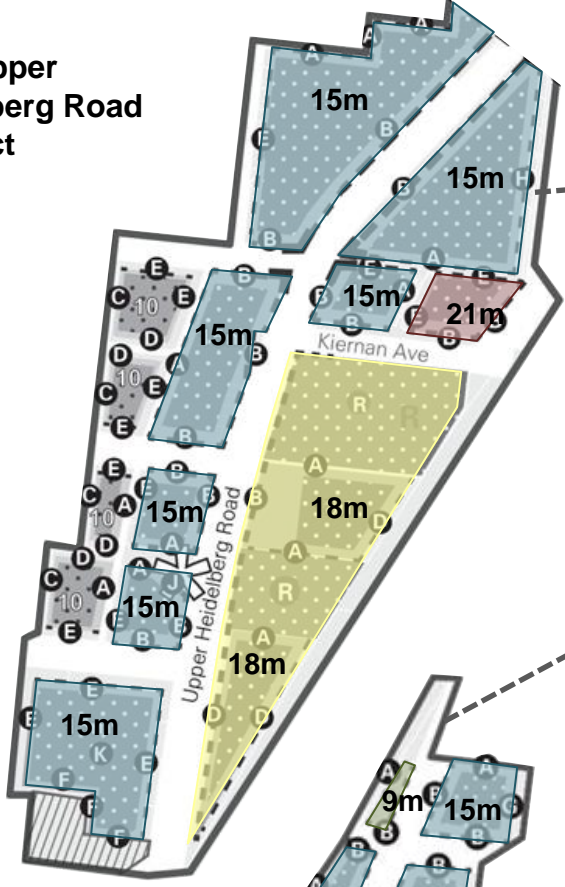


Banyule C122 – Ivanhoe Activity Centre

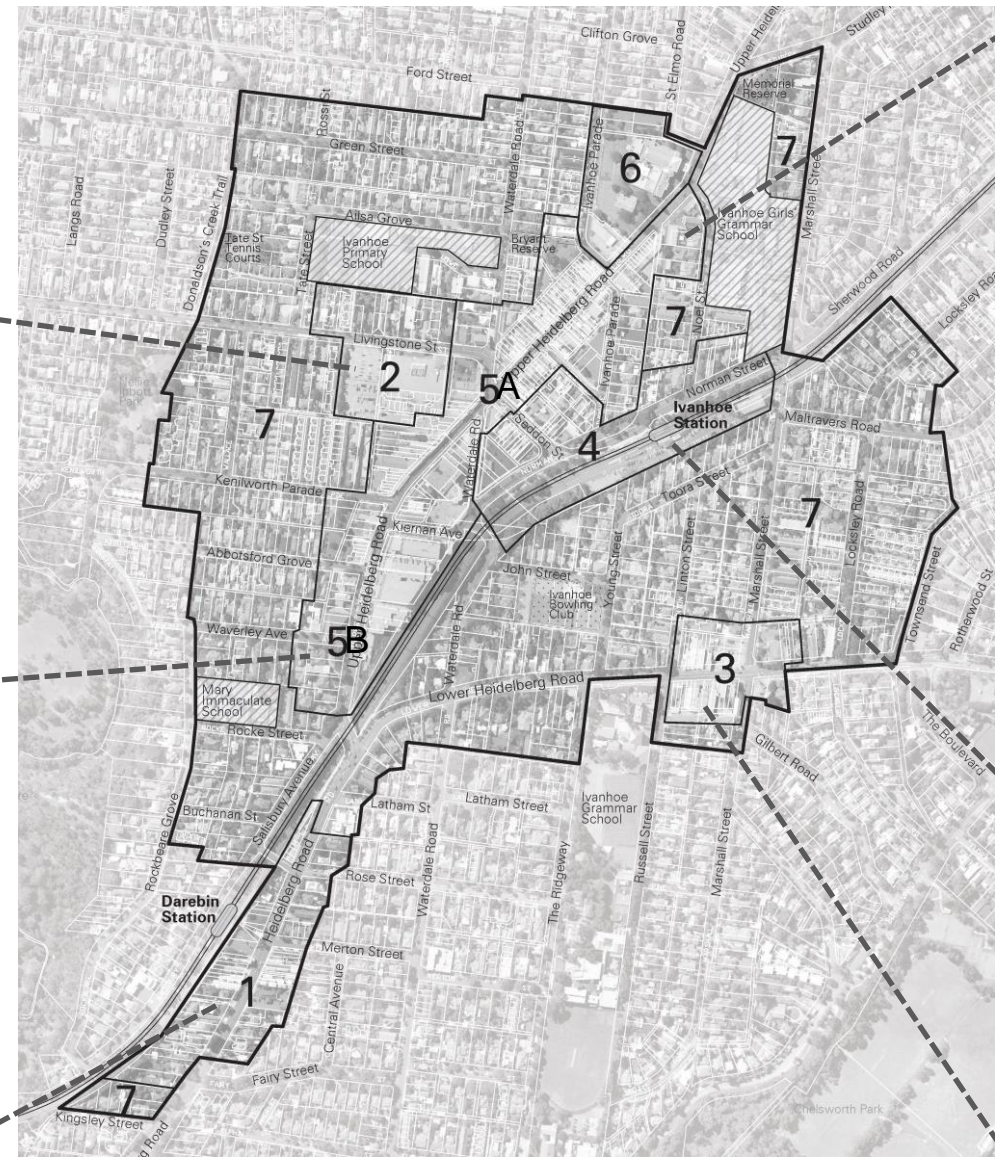
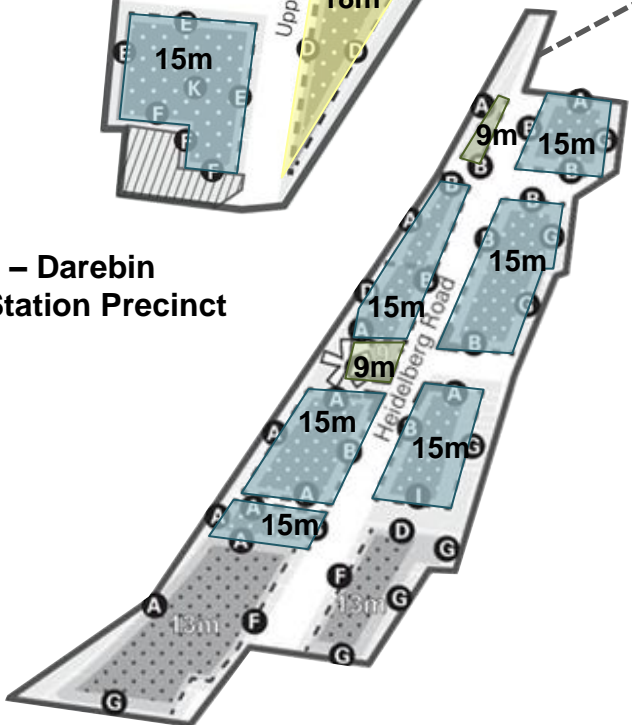
2 – Ivanhoe Plaza Precinct



5B – Upper Heidelberg Road Precinct



1 – Darebin Station Precinct



- DIVERSITY AREAS
- 1 Darebin Station Precinct
- 2 Ivanhoe Plaza Precinct
- 3 Lower Ivanhoe Precinct
- 4 Ivanhoe Station Precinct
- 5 Upper Heidelberg Road Precinct
- 6 Civic Precinct

- GENERAL RESIDENTIAL ZONE
- Podium - maximum 7.5 metres
- Preferred maximum building height - metres*
- *Currently subject to 11 metre mandatory maximum building height in the General Residential Zone.

- ALL OTHER ZONES
- Podium - maximum 9 metres
- 9 metre mandatory maximum building height
- 12 metre mandatory maximum building height
- 15 metre mandatory maximum building height
- 18 metre mandatory maximum building height
- 21 metre mandatory maximum building height

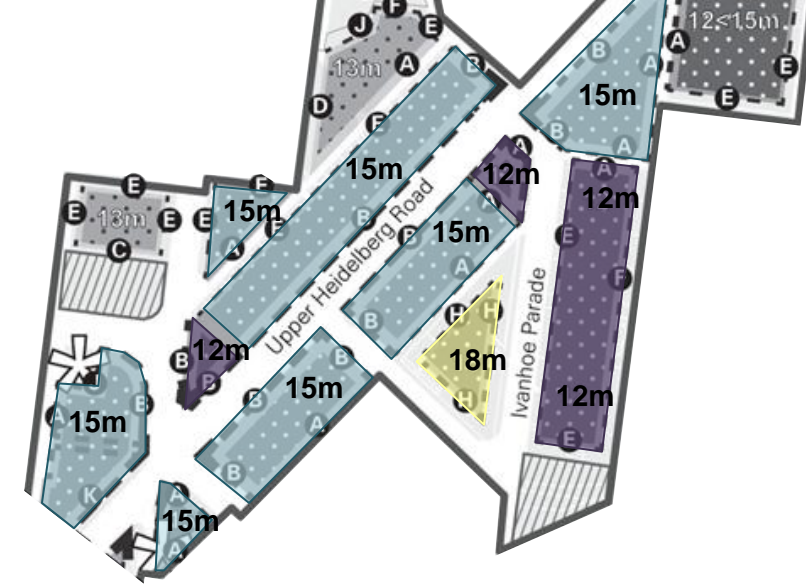
- ACCESSIBLE AREAS
- 7 Residential Precincts
- EXISTING LAND USE
- Public open space and recreation
- Education
- PUBLIC REALM BOUNDARY SETBACKS
- A Setback Standard A - K (Refer to Setback Standard Table)
- PROPOSED BUILT FORM ENVELOPE
- Activated & engaging frontage
- Articulated frontage
- Corner emphasis
- ✱ Pedestrianised area - proposed public square

6 – Civic Precinct

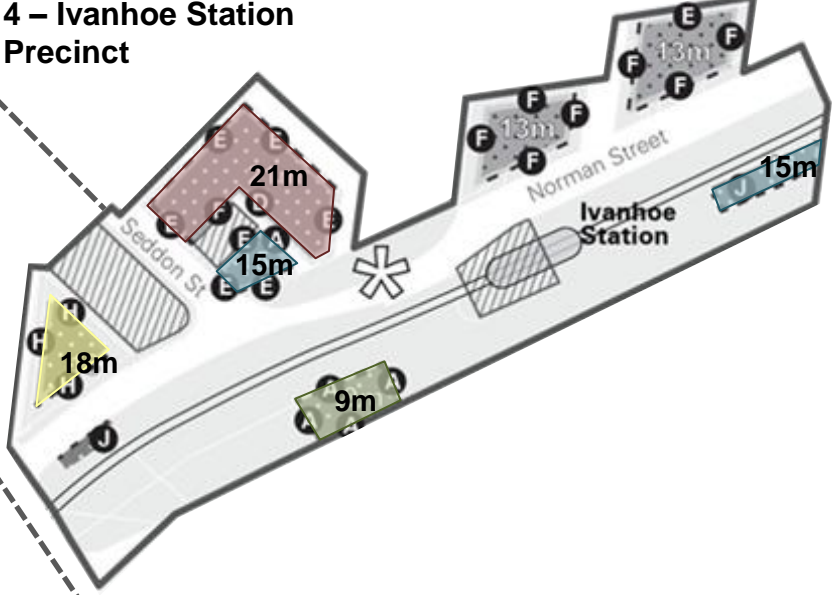
Subject to *Civic Precinct Masterplan* (unaffected by C122)

7 – Residential Precincts
11 mandatory maximum building height for General Residential Zone land. (unaffected by C122)

5A – Upper Heidelberg Road Precinct



4 – Ivanhoe Station Precinct



3 – Lower Ivanhoe Precinct

