

15.01

31/07/2018
VC148

BUILT ENVIRONMENT

15.01-1S31/07/2018
VC148**Urban design****Objective**

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-1R

31/07/2018
VC148

Urban design - Metropolitan Melbourne

Objective

To create a distinctive and liveable city with quality design and amenity.

Strategies

Support the creation of well-designed places that are memorable, distinctive and liveable.

Integrate place making practices into road space management.

Strengthen Melbourne's network of boulevards.

Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.

Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

15.01-1L-01 CBD Lanes21/09/2022
C409melb**Policy application**

This policy applies to applications for works within laneways and development on land with a boundary to a laneway in the Central Business District bounded by Flinders Street, Spring Street, Victoria Street, Peel Street, La Trobe Street and Spencer Street, excluding the RMIT University.

Objectives

To maintain and enhance the valued character and function of Melbourne's laneways.

To maintain and improve the city's lane way network and encourage the creation of new lanes and connections.

To enhance the climatic conditions and amenity of laneways and encourage more pedestrian use and social activity.

To encourage activity and interaction between public laneways and adjacent private uses.

To recognise lanes that provide for essential servicing and vehicular access and to ensure that new development does not adversely effect or impede the operation of these functions.

Strategies

Protect and create views along lanes that provide a visual link to other streets and lanes in the pedestrian network, or which terminate at notable buildings or landmarks.

Manage future development in and adjacent to Class 1 lanes to protect their character and function.

Manage development in and adjacent to Class 2 and Class 3 lanes to encourage these lanes to show signs of Class 1 lanes through improvements in:

- Connectivity – physical connection through a city block.
- Active frontages –visual and physical interaction between the lane and the ground floors of the buildings.
- Elevational articulation – the architectural character of the buildings adjoining the lane and the degree to which this provides aesthetic and spatial interest to the public realm.

Retain all Class 1 and 2 lanes and strongly discourage the closure or partial closure of Class 3 lanes unless it will:

- Not obstruct service and access arrangements.
- Result in a replacement lane that improves pedestrian amenity and advances the objectives and strategies of this policy.

Provide safe, direct, accessible and attractive through block pedestrian routes that improve the legibility of the city.

Encourage new lanes and retail arcades that respect the traditional street pattern.

Retain bluestone laneways, kerbs and guttering within heritage precincts.

Promote the inclusion of art, landscaping, street furniture and activity spaces.

Improve the pedestrian amenity of lanes that are primarily used for servicing and car parking through the use of materials, lighting and designated areas for pedestrians and vehicles.

Maintain and enhance the intimate environment of lanes by ensuring that higher tower forms are set back from the predominate parapet height along the laneway to ensure a sense of openness that reinforces a human scale.

Encourage development to respond to the fine grain pattern, vertical articulation and division of building frontages where this forms part of the established laneway character.

Encourage development that provides highly articulated and well detailed facades that create visual interest, particularly at the lower levels.

Encourage development to orientate windows and balconies to overlook lane ways.

Encourage development along lanes to minimise microclimate effects through weather protection, shading, and building placement.

Encourage small scale tenancies and spaces at ground level to promote retail, service and community goods and services that contribute to the enjoyment of laneways.

Discourage development extending over lanes.

Discourage developments locating primary access and loading facilities on Class 1 and Class 2 lane ways.

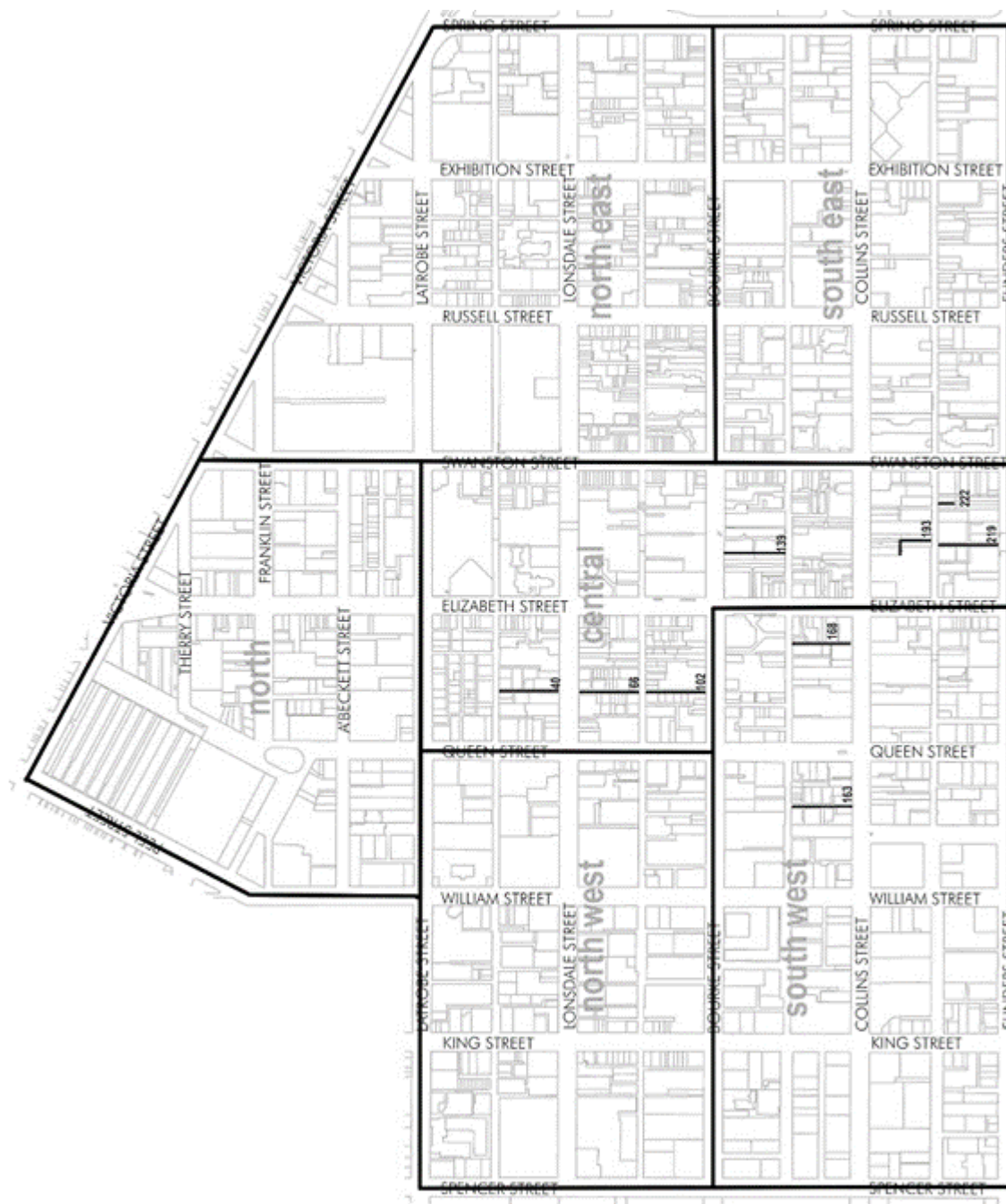
Design and manage access and loading areas along Class 3 Lanes.

Policy documents

Consider as relevant:

- *CBD Lanes Built Form Review ID Sheets* (Hansen Partnership Ltd, 2005)
- *Grids and Greenery – The Character of Inner Melbourne* (City of Melbourne, 1987)
- *Places for People* (City of Melbourne, 1994)
- *Central City Planning and Design Guidelines* (City of Melbourne, 1991)
- *A Strategy for a Safe City 2000-2002* (City of Melbourne, 2000)

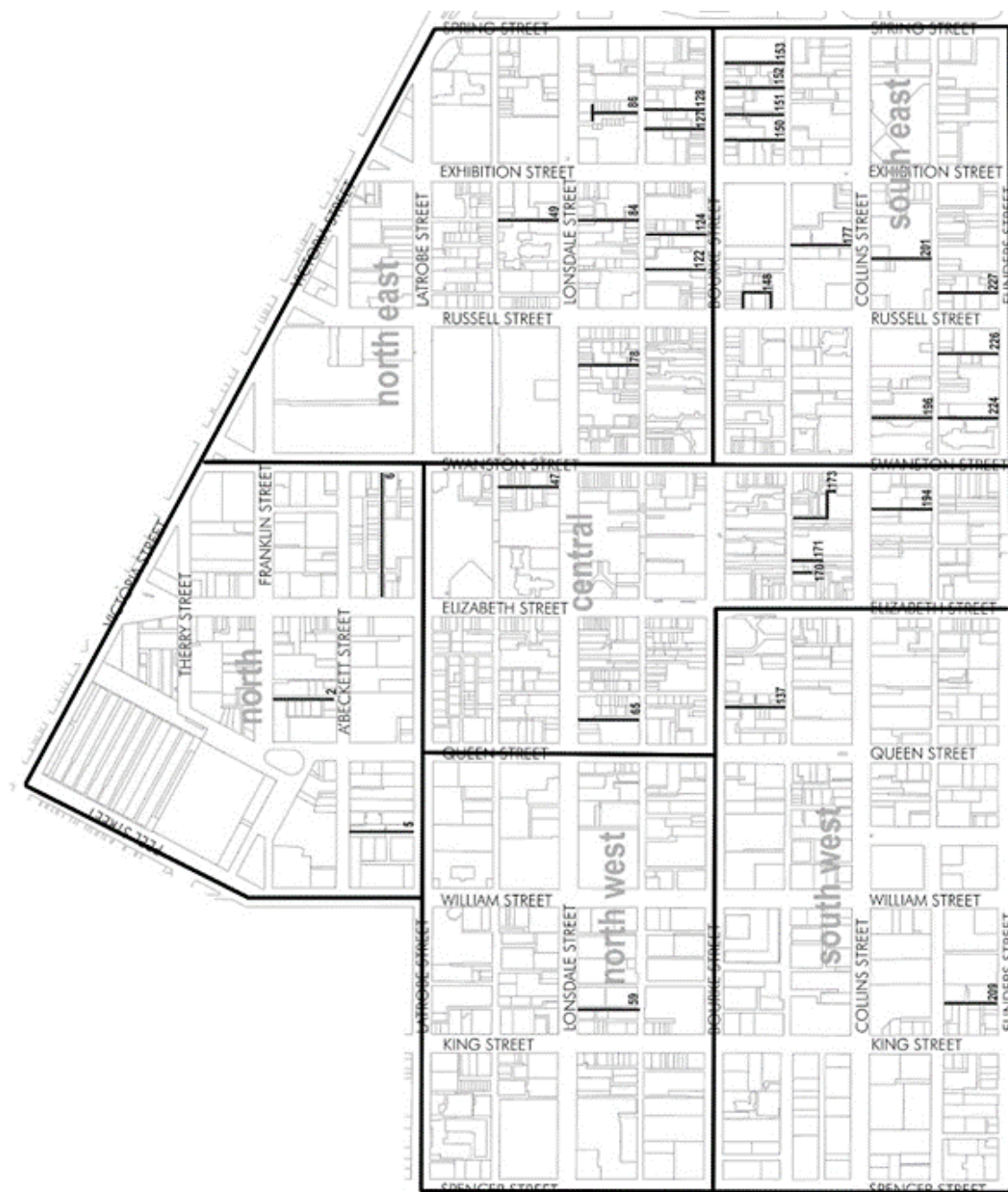
Map 1: Class 1 lanes



The character and/or function of Class 1 lanes are significant and require protection.

40.	Hardware Street	168.	Equitable Place
66.	Hardware Lane North	193.	Centre Place
102.	Hardware Lane South	219.	Degraves Street
139.	The Causeway	222.	Scott Alley
163.	Bank Place		

Map 2: Class 2 lanes



The character and/or function of Class 2 lanes are significant and require protection.

2.	Anthony Street	150.	Westwood Place
5.	Wills Street	151.	McIlwraith Place
6.	Little LaTrobe Street	152.	Meyers Place
47.	Drewery Lane	153.	Windsor Place
49.	Jones Lane	170.	Block Place
59.	Merritts Place	171.	Brown Alley
65.	Goldie Place	173.	Howey Place

MELBOURNE PLANNING SCHEME

78.	Heffernan Lane	177.	Alfred Place
84.	Cohen Place	194.	Manchester Lane
86.	Punch Lane	196.	Regent Place
122.	Brien Lane	201.	George Parade
124.	Market Lane	209.	Highlander Lane
127.	Crossley Street	224.	Chapter House Lane
128.	Liverpool Street	226.	Hosier Lane
137.	McKillop Street	227.	Oliver Lane
148.	Melbourne Place		

Map 3: Class 3 lanes



Class 3 lanes may benefit from upgrading and enhancement to realise their full potential with regard to pedestrian amenity and urban design. These lanes generally provide vehicular access to the rear of buildings for loading and service requirements or access to car parking areas.

1.	Electric Place	46.	Sniders Lane	95.	Little William Street
3.	Stewart Street	48.	Hayward Lane South	96.	Thomson Street
4.	Singers Lane	50.	Little Leichhardt Street	97.	Little Queen Street
7.	Grange Place	51.	Gorman Alley	98.	St Patrick Alley
8.	Bell Place	52.	Casselden Place	99.	Merlin Alley
9.	Grant Lane	53.	Griffen Lane	100.	Benjamin Lane

MELBOURNE PLANNING SCHEME

10.	Warner Lane	54.	Cleve Lane	101.	Kirks Lane
11.	Nicholson Place	55.	Rose Alley	102.	Platypus Alley
12.	Eagle Alley	56.	Pender Alley	104.	Racing Club Lane
13.	Park Street	57.	Uniacke Court	105.	Warburton Lane
14.	Brights Place	58.	Brown Alley	106.	Rankins Lane
15.	Alsop Lane	60.	Crombie Lane	107.	Somerset Place
16.	Sampson Lane	61.	Guests Lane	108.	Angelo Lane
17.	Flanigan Lane	62.	St Johns Lane	109.	Staughton Place
18.	Guilford Lane	63.	Barry Lane	110.	Buckley Place
19.	McLean Alley	64.	Crown Place	111.	Albion Alley
20.	Sutherland Street	67.	Niagara Lane	112.	Louden Place
21.	Zevenboom Lane	68.	Warburton Alley	113.	Turner Alley
22.	McIntyre Alley	69.	White Hart Lane	114.	Star Alley
23.	Knox Lane	70.	Driver Lane	115.	LaTrobe Place
24.	Knox Place	71.	Lynch Place	116.	Hughs Alley
25.	Hayward Lane Nth	72.	Arcade Alley	117.	Dean Alley
26.	Davisons Place	73.	Caledonian Lane	118.	Bullens Alley
27.	Bennetts Lane	74.	Stevenson Lane	119.	Golden Fleece Alley
28.	Exploration Lane	75.	Globe Alley	120.	Coverlid Place
29.	Evans Lane	76.	Tattersalls Lane	121.	Paynes Place
30.	Merriman Lane	77.	Celestial Avenue	122.	Brien Lane
31.	Elliot Lane	79.	Waratah Place	123.	Croft Alley
32.	Altson Lane	80.	Belman Pace	125.	Lees Place
33.	Gough Alley	81.	Corrs Lane	126.	Mornane Place
34.	Manton Lane	82.	Pender Place	129.	Harwood Place
35.	Healeys Lane	83.	Lacey Place	130.	Turnbull Alley
36.	Chisholm Place	85.	Smythe Lane	131.	Godfrey Street
37.	Wicklow Lane	87.	Little Bourke Pl	132.	Gallaghers Place
38.	Lonsdale Lane	88.	Gordon Place	133.	Church Street
39.	Finlay Alley	89.	Langs Lane	134.	Kitz Lane
41.	Timothy Lane	90.	Cosgrave Lane	135.	Michael Lane
42.	Heape Court	91.	Gresham Street	136.	Penfold Place

MELBOURNE PLANNING SCHEME

43.	Mitchell Lane	92.	Ramsay Lane	138.	Gills Alley
44.	Drewery Alley	93.	Goldsborough Lane	140.	Union Lane
45.	Drewery Place	94.	Grice Alley	141.	Sugden Place
142.	Masons Lane	197.	Watson Place		
143.	Rainbow Alley	198.	Lush Lane		
144.	Royal Lane	199.	Ramsden Place		
145.	Russell Place	200.	Beaney Lane		
146.	Donaldson Lane	202.	Chester Lane		
147.	Portland Lane	203.	Strachan Lane		
149.	Coromandel Place	204.	Howitt Lane		
150.	Francis Street	205.	Downie Street		
154.	McCrackers Lane	206.	Katherine Place		
155.	Church Lane	207.	Hay Place		
156.	Henty Lane	208.	Mercantile Place		
157.	St James Lane	210.	Custom House Lane		
158.	Gurners Lane	211.	Foxton Lane		
159.	Temple Court Place	212.	Tavistock Place		
161.	Roeszler Lane	213.	Bond Street		
162.	Mitre Lane	214.	Commerce Way		
164.	Austral Lane	215.	Mill Place		
165.	Briscoe Lane	216.	Flinders Court		
166.	Collins way	217.	Rothsay Lane		
167.	Fleming Place	218.	Lingham Lane		
169.	Balcombe Place	220.	Degraves Places		
172.	Carson Place	221.	Royston Place		
174.	Presgrave Place	223.	Cocker Alley		
175.	Athenaeum Place	225.	Rutledge Lane		
176.	Baptist Place	228.	Higson Lane		
178.	Pink Alley	229.	AcDc Lane		
179.	Benson Lane	230.	Duckboard Place		
180.	McGraths Lane	231.	Malthouse Lane		
181.	Club Lane	232.	Spark Lane		

MELBOURNE PLANNING SCHEME

182.	Ridgeway Place	233.	Throssell
183.	Coates Lane East		
184.	Ulster Lane		
185.	Geddes Lane		
186.	Harper Lane		
187.	Moylands Lane		
188.	Samuel Lane		
189.	Ryrie Lane		
190.	Fulham Place		
191.	Bligh Place		
192.	Staughton Alley		
195.	Monaghan Lane		

15.01-1L-02 Signs21/09/2022
C409melb**Policy application**

This policy applies to applications for signs.

General objectives

To allow for the reasonable identification and marketing of institutions, businesses and buildings and communication of messages.

To protect the characteristics of significant buildings, streetscapes, residential areas.

To protect the appearance and character of residential areas and other high amenity areas.

To protect important vistas from obtrusive and insensitive signs.

To encourage where appropriate, signs that make a positive contribution to the character of an area.

General strategies

Discourage signs that obscure architectural features of buildings, including windows.

Design signs to integrate with the:

- Surrounds, including responding to views of the sign from all angles.
- Architectural form and design of the subject building.
- Supporting structure, including hiding cabling.

Encourage wall or fascia signs that are applied directly to the building or on a flush mounted panel with minimum projection.

Encourage signs that adopt an integrated approach to the provision of signage on buildings with more than one occupancy.

Ensure signs do not interrupt important views and vistas along roads leading to and out of the Central City.

Discourage promotion, panel and sky signs.

Encourage signs where illumination is concealed within, or integral to the sign through use of neon or an internally lit box or by sensitively designed external spot-lighting.

Encourage signs (including their support structure) to allow adequate clearance for the servicing requirements of streets and lanes.

Encourage the retention of signs that are attached to or form part of a building (including painted signs) and that contribute to the cultural heritage significance of a place.

Ensure signs that advertise gaming in the Mixed Use Zone, Public Use Zone, Public Park and Recreational Zone, Commercial Zones, Industrial Zones, Docklands Zone and Schedule 5 to the Capital City Zone are not the dominant feature of any building where a gaming venue is located.

Zone strategies**Residential zones**

Encourage signs in the residential zones that are:

- Sensitive to the residential character and amenity of the area.
- Small in scale.

Commercial and industrial zones

Encourage signs located at ground floor level in a Commercial 1 Zone.

Sky signs and promotion signs are not supported unless part of an established signage pattern.

Public Park and Recreation Zone

Signs should be sympathetic to the heritage and landscape character of the area.

Signs should be designed and located to minimise their impact on their immediate surrounds.

Signs on sports stadiums/grandstands should be limited to that required for building identification purposes.

Road zones

Encourage signs abutting road zones that:

- Respect the boulevard quality of St Kilda Road, Victoria Parade, Royal Parade, Flemington Road, Elizabeth Street and Footscray Road.
- Are not located in a landscaped area or freeway buffer zone.
- Are limited in number and their size and height to complement the dominant built form or landscape.

Precincts

Bourke Hill Precinct

Objectives

To enhance the tourism and residential functions.

To improve pedestrian amenity and interest.

To retain the small scale character.

Strategies

Encourage signs in Bourke Hill (the area bound by Little Bourke Street, Spring, Little Collins Street and, Exhibition Street) to be:

- Small scale and at ground floor level.
- Individually crafted with a high degree of detail.
- Illuminated to minimise detriment to the amenity of surrounding residences.
- Limited in number, and to not include promotional advertising.

Chinatown Precinct

Objective

To enhance the area's role as part of the entertainment area, its attraction for visitors, and its traditional role as a focus for the Asian community.

Strategies

Encourage signs in Chinatown (the area bound by Lonsdale, Exhibition, Bourke and Swanston Streets) to be:

- Vertically proportioned, whilst discouraging horizontal projecting signs.
- Small to medium scale to reflect the scale and character of the buildings and the streetscape.
- Bright and animated.
- Inclusive of Chinese characters where consistent with the tenancy of the building.

- Inclusive of traditional Chinese colours - red, green, black and gold.
- Made of tubular neon.

Greek Precinct

Objective

To enhance the area's attraction for visitors, and its role as a focus for the Greek community.

Strategies

Encourage signs in the Greek Precinct (the area on the south side of Lonsdale Street, between Russell and Swanston Streets, and includes the east side of Russell Street, between Lonsdale and Little Lonsdale Streets) to be:

- Horizontally projecting.
- Small scale to reflect the scale and character of the buildings.
- Reflective of the Greek character.
- Compatible with post-supported verandahs and discourage fascia signs.
- Internally illuminated.

Swanston Street and Shrine of Remembrance

Objectives

To emphasise the area's civic role, maintain the prominence of the public buildings and protect vistas along the street.

To ensure that signs interfacing with or visible from the Shrine of Remembrance be respectfully designed to preserve the cultural significance of the Shrine of Remembrance as a place of reverence and contemplation.

Strategies

Encourage signs in the Swanston Street and Shrine of Remembrance environs (the area along Swanston Street between Victoria Street and the Yarra River and the area west of the Shrine of Remembrance between Coventry Street and Dorcas Street) to be at ground level, usually under the verandah.

Discourage panel, promotion, pole, sky and high wall signs visible from within the Shrine of Remembrance forecourt.

Yarra River Environs

Objective

To enhance the area's attraction for visitors by preserving the visual characteristics and high amenity of public spaces along the Yarra River corridor, the varied and interesting built form and the intensively used promenades.

Strategies

Encourage signs in the Yarra River Environs (Yarra River between Charles Grimes Bridge and Punt Road) to be:

- Limited to that required for business identification purposes.
- Responsive to the particular sensitivity of parkland and promenade areas through size, design and location.
- Unobtrusive and complementary to the scale and character of buildings and landscaped areas.

Discourage panel, promotion, pole, sky and high wall signs on buildings visible within the Yarra River corridor.

Docklands Zone

Objectives

Promote a thriving and vibrant mixed use inner city environment that includes major sporting and entertainment, leisure and recreation facilities.

Provide for a range of residential development that complements the other functions of Docklands.

Encourage leisure and recreational activities to be located around the waterfront to ensure waterfront access and exposure are maximised.

Strategies

Encourage signs in the Docklands Zone to be:

- Integrated and reinforce the contemporary character of Docklands.
- Designed to enhance and complement the surrounding environment and architecture.
- Durable and made of high quality materials.

Policy guideline

Consider as relevant:

- Encouraging signs within the Capital City Zone that meet the guidelines set out in the table to this policy:

Sign type	Recommended design	Special conditions
Horizontal projection - Ground level	Height: 0.5m max. Width: 2.5m max. Depth: 0.3m max. Dimensions: 1.5 sq m max. Clearance (vertical) to pavement: 2.7m min. Location: Under verandah.	Clearance (vertical) to roadway: If within 0.75m of kerb, 5m min. clearance to roadway.
Façade mounted - Ground level	Height: 0.6 max. Width: 0.84 max. Depth: 0.3 max. Clearance (vertical) to pavement: 2.7m to 3.5m Location: Projecting from walls, with no verandah.	Clearance (vertical) to roadway: If within 0.75m of kerb, 5m min. clearance to roadway. Should not project in total more than 1m from building.
Wall mounted projecting - First floor level to 40m	Height: to be compatible with building but no more than 2 floors Width: 0.6 max. Depth: 0.3 max.	Variations may be permitted in individual circumstances where upper-floor tenancies rely on passing trade, subject to urban design and amenity considerations.

Sign type	Recommended design	Special conditions
	<p>Location: Between first floor and facade parapet. Lower levels preferred. Should not be mounted on roof of verandah, canopy or awning.</p> <p>Quantity: Maximum 1 per façade</p>	<p>Should not project in total more than 1m from building.</p>
Wall sign - First floor level to 40m	Quantity: Maximum 1 per façade	<p>Variations may be permitted in individual circumstances subject to urban design and amenity considerations.</p> <p>To be compatible with scale of building and streetscape.</p> <p>To cover a minor proportion of the building facade.</p> <p>Should not be detrimental to the architecture of the host building.</p>
Sky sign - First floor level up to 40m height		<p>In exceptional cases where a sky sign may be suitable, the sign should not be detrimental to the city skyline, street parapet line or architecture of the supporting or adjacent building and the sign should:</p> <ul style="list-style-type: none"> ▪ Be compatible with scale of supporting building/s and the streetscape. ▪ Cover a minor proportion of the supporting building facade. ▪ Be designed to avoid the rear of the sign and any support structure detracting from views and skylines. ▪ Not project above planning scheme height controls.
Wall sign and Sky sign - Over 40m height	<p>Location: On building parapet. Painted or fixed directly to building.</p> <p>Quantity: Wall sign – 1 per building facade, max. of 4.</p>	<p>Logos of corporate bodies with naming rights, or major tenants, or name of building are supported in this location.</p> <p>Sign to be preferably painted on the wall.</p> <p>Signs must be compatible with the architecture of the building and avoid detracting from the city skyline.</p>

Sign type	Recommended design	Special conditions
		<p>Animated signs are discouraged.</p> <p>Sky signs are discouraged. In exceptional circumstances where such a sign is suitable, the above guidelines contained in this table for sky signs apply.</p>
Free-standing on building forecourt, plazas or vacant sites - Open site	<p>Height: 1.2m max.</p> <p>Dimensions: 3sq m max. per face.</p> <p>Location: Min. 3m from any wall; if closer, should be mounted on wall to reduce clutter.</p> <p>Quantity: 1 per site max.</p>	<p>Signs should maintain a low profile and be incorporated in landscape design.</p> <p>Where possible, these signs should be avoided by having signs fixed to buildings rather than freestanding.</p> <p>Information should relate to the use of buildings on the subject land - (directory).</p> <p>Promotional advertising is discouraged.</p>

Policy documents

Consider as relevant:

- *Central City Planning and Design Guidelines* (City of Melbourne, 1991)
- *Swanston Street Walk – Precinct Amenity Planning Report* (Department of Planning and Housing, City of Melbourne, 1992)
- *Yarra River: Use and Development Guidelines* (R.G. Harvey Pty. Ltd., 1991)
- *Melbourne Docklands Outdoor Signage Guidelines* (City of Melbourne, 2004)
- *The Shrine of Remembrance, Managing the significance of the Shrine* (Message Consultants Australia Pty Ltd, 2013)

15.01-1L-03 Sunlight to public spaces21/09/2022
C409melb**Policy application**

This policy applies to the following public places:

- Public spaces throughout the municipality including parks and gardens, squares, streets and lanes.
- Privately owned publicly accessible spaces within developments, including building forecourts, atria and plazas.

It does not apply to land within the Docklands Zone and Schedule 5 to the Capital City Zone (City North).

Objectives

To protect, and where possible, increase the level of sunlight to public spaces during the times of the year when the intensity of use is at its highest.

To ensure that overshadowing from development does not result in significant loss of sunlight and diminish the enjoyment of public spaces for pedestrians.

To create and enhance public spaces to provide sanctuary, visual pleasure and a range of recreation and leisure opportunities.

Strategies

Development should not unreasonably reduce sunlight on public spaces.

Development must not cast additional shadow across the Yarra River corridor at key times and dates identified in the planning scheme. The Yarra River corridor, including 15 metres from the edge of the north bank (the south edge of the existing physical bordering the north side) of the river to the south bank (the north edge of the existing physical boundary bordering the south side) of the river.

Development should not unreasonably reduce the amenity of public spaces by casting additional shadows on any public space, public parks and gardens, public squares, major pedestrian routes including streets and lanes, open spaces associated with a place of worship and privately owned plazas accessible to the public between 11.00 am and 2.00 pm on 22 September.

Policy guidelines

Consider as relevant:

- Discouraging development that casts additional shadows on public spaces between 11.00am and 2.00pm on 22 September.
- Whether the area of additional overshadowing is acceptable relative to the area of remaining sunlit space in the public space.
- Whether additional shadows on other public spaces such as streets and lanes, is reasonable having regard to their orientation and shadows cast by adjacent buildings.

Discourage development that causes excess overshadowing with adverse impacts on a public space by way of its:

- Cultural or social significance.
- Natural landscaping, including trees and lawn or turf surfaces.
- Existing and future use quality and amenity.

Policy documents

Consider as relevant:

- *Places for People* (City of Melbourne, 1994)
- *Bourke Hill Heritage, Planning and Urban Design Review* (Department of Transport, Planning and Local Infrastructure, September 2014)
- *Central City Built Form Review Synthesis Report, Department of Environment, Land, Water and Planning* (Hodyl & Co, April 2016)
- *Central City Built Form Review Overshadowing Technical Report* (Department of Environment, Land, Water and Planning, April 2016)

15.01-1L-04 Urban design

21/09/2022
C409melb

Strategies

Protect iconic views, through building siting, setbacks and responsive design, to the:

- Shrine of Remembrance along Swanston Street from the State Library.
- Parliament House along Bourke Street.
- The Old Treasury Building along Collins Street.
- Flinders Street Station clock tower along Elizabeth Street.
- Victoria Harbour along La Trobe Street.
- Royal Exhibition Building drum, dome, lantern and flagpole from along Spring Street and Queensberry Street.
- Yarra River from the Hoddle Grid, along the Bourke, Collins and Latrobe Street corridors from Docklands.
- The Arts Centre Spire along Sturt Street.

Encourage public art in new development.

Support the use of materials resistant to vandalism and graffiti, subject to them being respectful of the preferred built form character.

Support development of towers that are well spaced and offset to provide good access to an outlook, daylight, sunlight and to minimise overlooking between habitable room windows.

15.01-1L-05 Urban design outside the Capital City Zone21/09/2022
C409melb**Policy application**

This policy applies to all land excluding the Capital City Zone, Docklands Zone and Special Use Zone Schedule 7.

Objectives

To ensure that the scale, siting, massing and bulk of development complements the adjoining and nearby built form, and relates to the prevailing patterns of height and scale of existing development in the surrounding area.

To ensure that buildings on prominent sites are designed to achieve a high standard of design that reflects the importance of their location and extent of their visibility.

To ensure that building design at the ground floor frontages creates and improves pedestrian interest and engagement.

To prioritise pedestrian movement and amenity and strengthen networks of pedestrian pathways.

To minimise the adverse impacts of wind in surrounding public spaces and provide weather protection.

Strategies**Building form**

Encourage development that responds to the scale of:

- Surrounding development both in terms of its overall dimensions and the size of its individual architectural elements.
- The emerging preferred built form, where built form change has been identified.

In areas where the desire for built form change has been identified, new buildings and works should consider the potential for other development to occur in the immediate environment and respect the ability for surrounding sites to be at least equally developed.

Design a building's form and surface treatment to moderate the apparent bulk through:

- Creating contrast between recessive and projecting elements of a building's various frontages.
- The apparent subdivision of its street frontages to reflect neighbouring frontage subdivision patterns.
- The break-up of a building's overall volume into a number of sub-volumes to modify its perceived size.
- Setbacks and reshaping of the building form.

Encourage development in prominent locations to use building design to complement the location, including through variation in building elements, scale and contrast.

Ensure development of towers in Urban Renewal areas are well spaced and offset to provide good access to an outlook, daylight, sunlight and to minimise overlooking between habitable room windows.

Street level frontage activation

Design street frontages to directly engage with the street and be visually evident, when located in a commercial or mixed use areas, or where the immediate potential for active use is limited, make provision for the ultimate conversion of ground floor frontages to active uses.

Avoid solid roller shutters on shopfronts and preference open mesh security or transparent grills.

Encourage development to give prominence to the principal street entrance and frontage of a building.

Encourage building design to respects local access patterns when locating front and rear entrances and associated activities.

Building articulation

Encourage development that articulates all visible building frontages.

Discourage blank building walls along street frontages or where visible from streets and other public spaces.

Service areas

Encourage the design of service areas and utilities to be integrated as part of the overall design and fully screened from public areas.

Building projections

Discourage enclosed floor spaces overhanging the public space.

Discourage open balconies/canopies, projecting cornices and other similar building elements that overhang public space except if they:

- Follow a local pattern.
- Contribute positively to the design outcome.
- Facilitate the safety of public spaces.
- Are discreet elements.
- Provide evidence of the building's occupation.

Encourage the design of plant equipment, lift over-runs and other rooftop building services to be absorbed within the building form or roof design.

Visibility and safety

Encourage access, lighting, visibility, and surface detailing to ensure a safe and interesting pedestrian environment, while discouraging alcoves.

Support buildings where lighting design is integrated with the building and contributes to the public amenity.

Weather protection

Ensure development minimises the adverse effects of wind and provides wind protection to public open spaces.

Encourage weather protection where there is an established pattern of continuous weather protection along a street.

Discourage weather protection that detracts from the character of heritage buildings.

Landscape

Respect and maintain the garden or landscape character of an area where this is a dominant feature of the neighbourhood.

Retain existing mature trees and provide opportunities for landscape plantings.

Pedestrian connection and vehicle access

Encourage a subdivision pattern of publicly accessible streets, pedestrian links (including through block links), laneways and public spaces.

Design vehicular networks to minimise traffic conflicts with pedestrians.

Minimise vehicle crossings to pedestrian footpaths and avoid the aggregation of crossings.

Discourage vehicle crossings in heritage streetscapes.

Policy guideline

Consider as relevant:

- Avoiding building projections at first floor level or at a clearance height less than 5 metres from any public space.

15.01-2S10/06/2022
VC216**Building design****Objective**

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

15.01-2L-01

~~Energy and resource efficiency~~ Sustainable development

21/09/2022 - / - / -

G409melb Proposed C376melb

Policy application

The policy applies to applications for a building (including alterations and additions) ~~for the purposes of office, retail, education centre and accommodation (except for Dependant Person's Unit, Camping & Caravan Park, Corrective Institution, Host Farm) uses.~~

~~Objective~~ Urban design objectives

To ensure development and the City's built environment mitigates and adapts to climate change, is resilient to heatwaves, water shortages, extreme storm events and sea level rise, and aligns with City of Melbourne's zero emissions target for emissions reduction.

Building design objectives

To ensure that building design supports mitigation and adaptation to climate change.

To promote building design that supports the amenity of occupants.

~~To ensure buildings achieve high environmental performance standards at the design, construction and operation phases~~ encourage the connection of buildings to district energy, water and waste systems in urban renewal areas through a precinct-wide approach.

Strategies

~~Maximise the use of passive systems to achieve comfortable indoor conditions~~ To encourage buildings to be designed to support efficient resource use and waste reduction in the City.

Sustainable transport objectives

To encourage development to contribute to sustainable transport outcomes.

Urban design strategies

~~Support new developments that minimise their embodied energy by their use of materials, construction and retention of reusable building fabric.~~

- Ensure that new buildings and new public spaces are environmentally sustainable.
- Require development to exceed minimum standards in environmentally sustainable design and energy efficiency.
- Encourage the retention of buildings or parts of buildings that have efficient recycling potential and can be adapted to a variety of uses.
- Ensure the built environment, streets and public open spaces are designed to minimise their contribution to the urban heat island effect and to contribute to urban cooling.
- Ensure the private realm makes a proportionate contribution to the delivery of green infrastructure and the development of the City's urban forest.
- Ensure that flood risk by stormwater surges, waterway flooding and sea level rise is mitigated and managed, and integrated water management is adopted in all development to increase resilience to climate change impacts.
- Encourage the inclusion of renewable energy generation in developments.
- Encourage a transition to renewable energy sources.
- Encourage the integration of infrastructure which supports sustainable transport choices in all development.

Building design strategies

~~Support on-site renewable and low-emission energy generation, such as solar hot water, photovoltaic cells, wind-powered turbines or combined heat and power generation systems in new developments.~~

- Ensure that buildings are designed to reduce greenhouse emissions and contribute to the City of Melbourne's zero emissions target.
- Ensure building design integrates green infrastructure to reduce the urban heat island effect, support biodiversity and increase occupant amenity.
- Require building design to adopt integrated water management.
- Ensure that new development incorporates water sensitive urban design features including stormwater harvesting and flow attenuation, and water recycling and reuse.
- Support precinct scale infrastructure which improves water efficiency.
- Require development meet or exceed minimum standards in water efficiency.
- Encourage the appropriate use of alternative non-potable water sources including rainwater, stormwater, grey water and black water.
- Support opportunities for precinct scale efficiencies to minimise waste and maximise resource recovery.
- Encourage the retention of buildings or parts of buildings that have efficient recycling potential and can be adapted to a variety of uses.
- Encourage provision of purpose built storage for all waste, including recyclable waste, in all development.
- Ensure that spatial requirements to support sustainable waste management are considered in the design of buildings.
- Support precinct scale approaches to renewable energy generation.
- Encourage buildings to be planned and designed to facilitate carbon neutral or carbon positive outcomes across development and operational stages.
- Encourage the use of passive design elements to deliver energy efficient outcomes and achieve comfortable indoor conditions.
- Encourage increased delivery of local renewable energy generation, such as solar hot water, photovoltaic cells (for which the sustainability benefits of low-emission energy production outweigh the impact on the urban heat island effect), wind powered turbines or combined heat and power generation systems in new developments.
- Support the consideration of whole-of-lifecycle impacts in building design, construction and operation.
- Where a tower is proposed, support development that is well spaced and offset to provide good access to an outlook, daylight and to minimise overlooking.
- Encourage private open spaces that are designed to support a range of uses.
- Ensure development in Urban Renewal Areas:
 - Is capable of connecting to available and planned alternative district water supply, energy supply, waste collection and treatment systems.
 - Includes alternative district water supply, energy supply, waste collection and waste treatment systems.

~~Encourage use and development to minimise waste.~~ Sustainable transport strategies

Policy guidelines

Consider as relevant:-

- All applications must be accompanied by a Waste Management Plan prepared in accordance with the Guidelines for Preparing a Waste Management Plan (City of Melbourne, 2017).
- All applications must be accompanied by an Environmentally Sustainable Design Statement which demonstrates how the development meets the policy objectives of this clause and includes the following, where applicable:-
 - Applications for buildings over 2,000 square metres in gross floor area, a statement from a suitably qualified professional verifying that the building has the preliminary design potential to achieve the relevant required Performance Measures set out in the table to this clause.
 - Applications for buildings under 2,000 square metres in gross floor area, a statement demonstrating that the building has the preliminary design potential to achieve the relevant required Performance Measures set out in the table to this clause.
- It is policy to assess proposals against the following performance measures:-

Table 4 – Performance measures

Type of Building		Performance Measure	
		Energy Efficiency	Water Efficiency
Office	Up to 2,000 square metres gross floor area	Compliance with the energy efficiency requirements of the Sustainable Design Scorecard or equivalent.	3 points for Wat-1 credit under the Green Star – Office rating tool or equivalent.
	Between 2,000 – 5000 square metres gross floor area	NABERS Office – Energy 5 Stars or equivalent.	3 points for Wat-1 credit under the Green Star – Office rating tool or equivalent.
	Over 5,000 square metres gross floor area	Same minimum energy and water requirements as buildings over 2,000 square metres plus a 5 star rating under the Green Star – Office rating tool or equivalent.	
Retail premises	Up to 5,000 square metres gross floor area	N/A (sufficiently covered by the Building Code of Australia)	5 points for Wat-1 credit under the Green Star – Retail rating tool or equivalent.
	Over 5,000 square metres gross floor area	Same minimum energy and, water requirements as buildings over 2,000 square metres plus a 5 star rating under the Green Star – Retail Centre rating tool or equivalent.	
Education centre	Up to 2,000 square metres gross floor area	Compliance with the energy efficiency requirements of the Sustainable Design Scorecard or equivalent.	3 points for Wat-1 credit the Green Star – Education rating tool or equivalent.

Type of Building		Performance Measure	
		Energy Efficiency	Water Efficiency
	Between 2,000 – 5000 square metres gross floor area	5 points for Ene-1 credit under a current version of the Green Building Council of Australia's Green Star – Education rating tool or equivalent.	3 points for Wat-1 credit the Green Star – Education rating tool or equivalent.
	Over 5,000 square metres gross floor area	Same minimum energy and water requirements as buildings over 2,000 square metres plus 5 star rating under the Green Star – Education rating tool or equivalent.	
Accommodation (except for Dependant Person's Unit, Camping & Caravan Park, Corrective Institution, Host Farm)	Up to 5,000 square metres gross floor area	N/A (sufficiently covered by the Building Code of Australia)	1 point for Wat-1 credit the Green Star – Multi Unit Residential rating tool or equivalent.
	Over 5,000 square metres gross floor area	Same minimum energy and water requirements as buildings up to 5,000 square metres plus a 5 star rating under a the Green Star – Multi Unit Residential rating tool or equivalent.	

Policy documents

Consider as relevant:

- ~~Future Melbourne Community Plan (City of Melbourne, September 2008)~~
- ~~City of Melbourne: Energy, Water and Waste Review (City of Melbourne, 2011)~~
- ~~City of Melbourne, Zero Net Emissions by 2020 (City of Melbourne, 2002)~~
- ~~City of Melbourne, Zero Net Emissions by 2020 – Update (City of Melbourne, 2008)~~
- ~~City of Melbourne, Total Watermark – City as a Catchment (City of Melbourne, 2009)~~
- ~~City of Melbourne, Waste Management Strategy (City of Melbourne, 2005)~~
Encourage car parking areas to be designed to allow for future adaptation to other uses.
- ~~City of Melbourne, Waste Management Strategy – Summary Report (City of Melbourne, 2009)~~
Support the delivery of increased numbers of bicycle parking and associated facilities to support sustainable transport choices.
- ~~Guidelines for Preparing a Waste Management Plan (City of Melbourne, 2012)~~
Encourage development to ready for increased use of electric vehicles.
- ~~Green Star Rating Tools (Green Building Council of Australia)~~
Support the inclusion of car share spaces in private development.
- ~~National Australian Built Environment Rating System 'NABERS'~~
Require Green Travel Plans for larger developments.
- ~~City of Port Phillip and City of Moreland, Sustainable Design Scorecard (City of Port Phillip and City of Moreland)~~

15.01-2L-02 Floor area uplift and delivery of public benefits

21/09/2022
C409melb

Policy application

This policy applies to land within Schedules 1, 2 and 3 of the Capital City Zone that is also subject to Schedule 10 to the Design and Development Overlay.

Objective

To ensure that a development delivers a commensurate public benefit when Floor Area Uplift (the part of the building(s) containing the uppermost floor area of the building, without which the building(s) would not exceed a floor area ratio of 18:1) is sought.

Strategies

When a Floor Area Uplift requires the delivery of a public benefit:

- Ensure the appropriateness and value of the public benefit(s); and
- Ensure the management and maintenance of the public benefit(s); and
- Ensure the complete and timely delivery of the public benefit(s).

Policy guidelines

Consider as relevant:

- In consultation with the receiving agency of the proposed public benefit(s), whether the Floor Area uplift is appropriately matched by the public benefit(s) to be provided, by considering the following:
 - The public benefit(s) is consistent with state and local policy, strategic initiatives and relevant guidelines.
 - The quantity and value of the floor area uplift being appropriately calculated and the proposed public benefit(s) being of a matching value.
 - The proposed public benefit(s) being realistically capable of being delivered and secured by a suitable legal agreement.
 - The proposed public benefit being supported by the proposed receiving agency and capable of being maintained for a reasonable period of time.

Policy documents

Consider as relevant:

- *Central City Built Form Review Synthesis Report* (Department of Environment, Land, Water and Planning, 2016)
- *How to Calculate Floor Area Uplifts and Public Benefits* (Department of Environment, Land, Water and Planning, 2016)

15.01-3S10/06/2022
VC216**Subdivision design****Objective**

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
 - Responds to climate related hazards.
 - Incorporates integrated water management, including sustainable irrigation of open space.
 - Minimises peak demand on the electricity network.
 - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
 - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4S31/07/2018
VC148**Healthy neighbourhoods****Objective**

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4R

31/07/2018
VC148

Healthy neighbourhoods - Metropolitan Melbourne

Strategy

Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

15.01-5S

09/10/2020
VC169

Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

15.01-6S

31/07/2018
VC148

Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.