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Proposed
C308

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

Comment [A1]: All formatting updated to comply with Ministerial Direction - the form and content of planning schemes (item 1 of DELWP's letter).

URBAN DESIGN IN THE CENTRAL CITY AND SOUTHBANK

1.0

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Proposed
C308

Design objectives

To achieve a high standard of urban design, architecture and landscape architecture in all development proposals, befitting the profile of the Central City and Southbank as the social, cultural and economic heart of metropolitan Melbourne.

To ensure that development integrates with and makes a positive contribution to the immediate surrounding context through a demonstrated response to Urban Structure, Site Layout, Building Program, Massing, Public Interfaces and achievement of Design Quality.

To ensure that development responds to the positive attributes of the Central City and Southbank and provides a high quality human scaled environment through the maintenance of the City's distinctive vertical rhythm and the design of building interfaces which ensure a safe, high quality, and comfortable edge to the public realm.

To ensure that development responds to the characteristic hierarchy of main streets, streets and laneways through the arrangement of fronts and backs, and promotes a walkable, attractive pedestrian environment through the introduction of additional pedestrian connections.

To ensure that the internal configuration and layout of a building promotes interaction with the public realm, supports the wellbeing of occupants and is adaptable for alternative uses.

Comment [A2]: Corrects spelling error as per DELWP email 19 June 2018.

2.0

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Proposed
C308

Buildings and works

A permit is not required for:

- ~~Construct a building or construct or carry out~~Buildings and works to provide access for persons with disabilities that comply with all legislative requirements to the satisfaction of the responsible authority.
- To develop a heritage place which is included on the Victorian Heritage Register if either:
 - A permit for the development has been granted under the Heritage Act ~~2017~~~~1995~~.
 - The development is exempt under Section 66 of the Heritage Act ~~2017~~~~1995~~.
- ~~Construct a building or construct or carry out~~Buildings or works carried out by or on behalf of Melbourne Parks and Waterways or Parks Victoria under the *Water Industry Act 1994*, the *Water Act 1989*, the *Marine Act 1988*, the *Port of Melbourne Authority Act 1958*, the *Parks Victoria Act 1998* or the *Crown Land (Reserves) Act 1978*.
- ~~Construct a building or construct or carry out~~Buildings or works for Railway purposes.
- ~~Construct a building or construct or carry out works for~~Bus and tram shelters required for public purposes by or for the Crown or a public authority in accordance with plans and siting to the satisfaction of the responsible authority.
- ~~Decorations, gardens and planting required for public purposes by or for the Crown, a public authority or the City of Melbourne.~~

Comment [A3]: Wording altered to comply with Ministerial Direction - the form and content of planning schemes (item 1 of DELWP's letter).

Comment [A4]: This exemption is necessary because the exemption under Cl.62.02-2 only applies in association with an education centre (item 3 of DELWP's letter).

Comment [A5]: Updated as per DELWP email 19 June 2018.

Comment [A6]: This exemption is necessary because Clause 43.01-3 does not obviate a permit requirement under the Clause 43.02 (item 3 of DELWP's letter).

Comment [A7]: Updated as per DELWP email 19 June 2018.

- ~~Street furniture.~~
- ~~A work of art, statue, fountain or similar civic works required for public purposes by or for the Crown, a public authority or the City of Melbourne.~~
- ~~Buildings or works on public land for which a current permit exists under a City of Melbourne local law.~~
- ~~The erection~~ Construct a building or construct or carry out works for information booths and kiosks required for public purposes by or for the Crown, a public authority or the City of Melbourne.
- ~~Externally alter a building by making~~ Traffic control works required by or for the Crown, a public authority or the City of Melbourne.
- ~~A flagpole.~~
- ~~Changes to the glazing of an existing windows to not more than 15% reflectivity.~~

Comment [A8]: These activities are captured by various exemptions under Clause 62.02-1 (item 3 of DELWP's letter).

Comment [A9]: These exemptions are not captured elsewhere in the Melbourne Planning Scheme, or in separate legislation (item 3 of DELWP's letter).

2.1 Definitions

For the purpose of this schedule:

- **street** means a road reserve of a public highway more than 9 metres wide.
- **main street** means a road reserve of a public highway more than 20 metres wide.
- **laneway** means a road reserve of a public highway 9 metres or less wide.
- **public accessible private plazas** means a privately owned space provided and maintained by the property owner for public use.
- **fine grain** means a network of small parcel sizes or detailed buildings and/or streetscapes.
- **vertical rhythm** means the division of a broad building mass into smaller scale parts with vertical proportions and variations of parapet heights along the length of a building or several adjoining buildings.
- **building services** includes areas used for the purposes of loading, waste management, in addition to electrical, communications, gas, water and fire prevention infrastructure.
- **stationary activity** means activities by pedestrians that involve extended stays within a space, such as sitting and eating, rather than simply walking through.
- **sleeving** a carpark or building services area means surrounding it in spaces for other, more active uses (or smaller buildings) in order to screen it from the public realm.

2.2 Application requirements

~~If in the opinion of the responsible authority an application requirement listed below is not relevant to the assessment of the application, the responsible authority may waive or reduce the requirement.~~

~~An application for permit, other than an application for minor buildings or works as determined by the responsible authority, must be accompanied by:~~ The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme, and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

Comment [A10]: Wording altered to comply with Ministerial Direction - the form and content of planning schemes (item 1 of DELWP's letter).

- A comprehensive site analysis and urban context report documenting the key contextual influences on the development.
- ~~Written and diagrammatic demonstration of how the development addresses the Design Objectives–Outcomes and Design Requirements–and does not deliver outcomes that are listed under “Avoid” in this Schedule.~~
- ~~A 3D model of the proposed development in accordance with relevant City of Melbourne guidelines for buildings and works above 20 metres in height.~~
- A 3D digital model of the proposed development and its immediate surrounds, as appropriate, must be submitted to the responsible authority and be to the satisfaction of the responsible authority in accordance with relevant City of Melbourne guidelines for buildings and works above 20 metres in height or the Department of Environment, Land, Water and Planning Advisory Note 3D Digital Modelling, as applicable.
- Photographic and or diagrammatic study of prevailing materiality and architectural elements in the surrounding streetscape including any heritage elements.
- Photomontage studies of the proposal within its streetscape context from pedestrian eye level from street level. (Including relevant proposals and approvals).
- Analysis of relationship between the proposal and adjacent buildings (including likely adjacent development envelopes) and open space in order to maximise the amenity of public and private realm.
- Street elevations of the block showing how the development proposal sits and contributes to its context.
- Detailed plan, elevation and section drawings (1:50 or 1:20) and written statement describing the design of the lower levels of the building including entries, shop front design, service doors or cabinets, weather protection canopies and integrated signage elements.
- Concept landscape plan for any publicly accessible podium and rooftop spaces detailing hard and soft landscape elements and evidence of the structural depth required to accommodate any deep soil planting.
- For development within Southbank, provide a statement by a suitably qualified professional demonstrating that any above ground parking can be easily adapted for alternative uses.
- Where car parking is proposed at or above ground level, provide appropriately annotated plan and section drawings for relevant levels to demonstrate the capacity to adapt to alternate uses.
- Layout plans demonstrating the potential for conversion to alternative uses with an acceptable level of amenity where student housing, hotel or serviced apartments are proposed.

Comment [A11]: Reworded to reflect change from ‘Design Objectives’ to ‘Design Outcomes’ (item (c) of DELWP’s letter) and deletion of ‘Avoids’ (item 2 of DELWP’s letter).

Comment [A12]: Deleted and replaced with bullet as per DELWP email 19 June 2018.

2.3 Exemption from notice and review

~~An application ~~to~~ for construction of a building or to construct or carry out works on land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.~~

Comment [A13]: Wording altered to comply with *Ministerial Direction - the form and content of planning schemes* (item 1 of DELWP’s letter).

2.4 Requirements

A permit cannot be granted to vary the Mandatory Requirements in Tables 4 and 5 to this Schedule.

The following design outcomes and design requirements apply to an application to construct a building or construct or carry out works.

Comment [A14]: Wording altered to comply with *Ministerial Direction - the form and content of planning schemes* (item 1 of DELWP's letter).

Table 1: Urban structure

Urban Structure relates to the network of main streets, streets, laneways and open spaces which define the size and shape of urban blocks. The urban structure of the Hoddle Grid is enhanced by the fine network of public and private laneways and arcades that provide choice and ease of pedestrian movement, and support the diversity of social and economic activity in the Central City. The urban structure of Southbank is characterised by larger block sizes which provide opportunity for improved walkability.

Comment [A15]: Deletion of explanatory text (item (d) of DELWP's letter).

Design Objective	Outcome
<p>Development should provides new, direct and convenient pedestrian connections that are aligned with other laneways or pedestrian connections on nearby sites.</p> <p>Development should maintains and reinforces existing pedestrian connections and arcades where they complement the street network of the City.</p> <p>In Southbank, development should contributes to a reduction in urban block size and improve walking distances through new shared streets and pedestrian connections.</p>	<p>Provide new pedestrian connections where the average length of a street block exceeds 100 metres, except within 200 metres of a rail station where more frequent connections are desirable to manage high pedestrian volumes.</p> <p>For street blocks exceeding 200 metres in length, at least two pedestrian connections should be provided.</p> <p>Pedestrian connections should be located centrally within the street block and where possible, less than 70 metres from the next intersection or pedestrian connection.</p> <p>Development is to provide new pedestrian connections which are:</p> <ul style="list-style-type: none"> ▪ Safe, direct, attractive, well lit and provide a line of sight from one end of to the other ▪ Publicly accessible and appropriately secured with a legal agreement ▪ At least six metres wide ▪ Open to the sky ▪ Lined by active frontages. <p>Redevelopment of an existing pedestrian connection or arcade is to maintain and or achieve the following:</p> <ul style="list-style-type: none"> ▪ Safe, direct, attractive, well lit and provide a line of sight from one end to the other ▪ Publicly accessible and appropriately secured with a legal agreement ▪ At least six metres wide ▪ Lined by active frontages. <p><u>Pedestrian connections are to be designed in a manner that does not result in any entrapment spaces or areas with limited opportunities for passive surveillance.</u></p> <p>New high quality arcades should be incorporated are to be provided in the Central City only where open to the sky pedestrian connections are not possible.</p> <p>Development with a frontage to two or more streets or laneways should provides for pedestrian connections where this improves walkability of the block.</p> <p>Development should provides direct and convenient pedestrian connections that align with other laneways or pedestrian connections on nearby sites through the following:</p> <ul style="list-style-type: none"> ▪ Partial pedestrian connections which can be completed

Comment [A17]: Reworded 'Design Requirements' to delete policy-like language (e.g. encourage, ensure, should) (item (a) of DELWP's letter).

Comment [A16]: Reworded to 'Design Outcome' with changes to the wording of each 'Design Objective' to reflect change to 'Design Outcome' (item (c) of DELWP's letter).

Comment [A18]: Relocated from 'Avoids' (item 2 of DELWP's letter).

	<p>when adjacent site development occurs.</p> <ul style="list-style-type: none"> Connect or extend existing or proposed adjacent pedestrian connections on an adjoining site. Pedestrian connections are uncovered (open to the sky) in Southbank.
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Comment [A19]: Relocated from 'Avoids' (item 2 of DELWP's letter).

<p>Avoid</p> <ul style="list-style-type: none"> Covered pedestrian connections in Southbank. The creation of pedestrian connections with entrapment space or limited passive surveillance.

Comment [A20]: Deletion of 'Avoids' and relocation to the 'Design Requirements' column above (item 2 of DELWP's letter).

Table 2: Site layout

Site layout refers to the arrangement of buildings and spaces, including the position of entries, servicing, and circulation cores and how these elements reinforce the hierarchy of streets and laneways within the urban structure. The configuration of the ground level establishes relationships that inform building mass and floorplate depth. These factors impact on the quality of the public realm and internal amenity.

Comment [A21]: Deletion of explanatory text (item (d) of DELWP's letter).

Design Objective	Design Requirement
<p>Ensure that the site layout of development responds to the function and character of surrounding main streets, streets and laneways.</p> <p>Provide Development maintains streetscape continuity through the alignment of built form frontages to adjoining streets.</p> <p>Development provides opportunities for stationary activity in well designed and oriented, publicly accessible exterior spaces.</p> <p>Development Retains existing exterior spaces on ground level where these provide for stationary activity or alleviate congestion within the public realm.</p>	<p>In development with more than one street frontage, should position entries, circulation and services to respond to the function of adjoining main streets, streets and laneways.</p> <p>Vehicle access, loading areas and services are positioned so that they are not located on main street frontages.</p> <p>New buildings should align to the street at ground level, without setback, unless the design response includes a purposeful, open to the sky setback to provide a publicly accessible space with a high level of amenity including good solar access, comfortable wind conditions, seating and landscape elements.</p> <p>The arrangement of the development and external spaces is to avoid the creation of small, narrowly publicly accessible alcoves and recesses that lack a clear public purpose.</p> <p>Retain a minimum of 50% of existing publicly accessible private plazas oriented to a main street or street which contribute to reducing pedestrian congestion or where there is good potential through retrofit and repurposing to achieve a high quality space with opportunities for stationary activity.</p> <p>Internal spaces and building entries are should be positioned away from corners or points of congestion in order to manage anticipated pedestrian volumes within the adjacent public realm.</p> <p>Deeply recessed ground floor facades or low-height colonnades are avoided.</p>

Comment [A23]: Reworded 'Design Requirements' to delete policy-like language (e.g. encourage, ensure, should) (item (a) of DELWP's letter).

Comment [A22]: Reworded to 'Design Objective' with changes to the wording of each 'Design Objective' to reflect change to 'Design Outcome' (item (c) of DELWP's letter).

Comment [A24]: Relocated from 'Avoids' (item 2 of DELWP's letter).

Comment [A25]: Relocated from 'Avoids' (item 2 of DELWP's letter).

Comment [A26]: This design requirement is the exact inverse of a corollary 'Avoids' outcome, which has not been listed to avoid unnecessary duplication (item 2 of DELWP's letter).

Comment [A27]: Relocated from 'Avoids' (item 2 of DELWP's letter).

<p>Avoid</p> <ul style="list-style-type: none"> Low height colonnades or deeply recessed ground floor facades adjacent to the public realm. Small, narrow publicly accessible spaces, alcoves and recesses that lack a clear public purpose. The positioning of vehicle access, loading and services on main street frontages. The removal or significant reduction in the area of existing publicly accessible private plazas that contribute to the pedestrian amenity of the central city.
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Comment [A28]: Deletion of 'Avoids' and relocation to the 'Design Requirements' column above (item 2 of DELWP's letter).

Table 3: Building mass

Building mass comprises the three dimensional form of a building, including its scale, height, proportions and composition. These aspects of a building impact how it fits within and contributes to its broader context, including adjacent buildings, the street interface and key public vantage points.

Comment [A29]: Deletion of explanatory text (item (d) of DELWP's letter).

Design Objective	Outcome
<p>Built form should respects the height, scale, and proportions of adjoining heritage places or buildings within the Special Character Area.</p> <p>Encourage Development <u>adopts</u> a variety of street wall heights which reinforce the traditional fine grain, vertical rhythm and visual interest of streetscapes.</p> <p>Where taller built form above the street wall is appropriate, promote slender, well spaced towers, to which <u>where taller built form above the street wall is appropriate,</u> maximise solar access to the adjacent public realm.</p> <p>Ensure <u>The design of built form above 40 metres addresses views from public vantage points.</u></p>	<p>Buildings with a wide street frontage to be broken into smaller vertical sections, with a range of parapet heights and rebates.</p> <p><u>Street walls or podiums on wide street frontages do not present continuous facades to the street without articulation.</u></p> <p><u>Surface effects with limited depth are not to be relied on to provide articulation and modulation to broad building frontages.</u></p> <p><u>Where a setback is required to achieve a transition in height and mass to an adjacent heritage place or precinct, avoid flat facades with reliance on surface or decorative effects.</u></p> <p>The massing of built form along streets and laneways should <u>is to</u> adopt lower street wall heights to respond to their characteristic narrow profile and reduced daylight conditions.</p> <p>Built form should <u>is to</u> adopt street wall heights, front and side setbacks that respond to the scale of any adjacent heritage buildings.</p> <p>Ensure that <u>The massing of tall buildings provides an appropriate step down in both street wall and overall building height to adjacent built form within the Special Character Areas, and avoids creating an abrupt shift in scale.</u> provides an appropriate step down in both street wall and overall building height.</p> <p>Within the Special Character Area, ensure that any upper level built form is visually recessive to reinforce the street wall as the dominant component.</p> <p>The spacing and shape of new towers should <u>maximises</u> sunlight and daylight penetration at street level.</p> <p>Floorplates in new tall buildings should <u>are</u> shaped and oriented to maximise views toward the public realm and away from adjacent development sites.</p> <p><u>Development does not present as a wall of built form when viewed from key public vantage points.</u></p>
<p><u>Avoid</u></p> <ul style="list-style-type: none"> Street walls or podiums on wide street frontages which present a continuous facade to the street without articulation. Reliance on surface effects with limited depth to provide articulation and modulation of broad building frontages. The use of flat facades with reliance on surface or decorative effects where a setback is required to achieve a transition in height and mass to an adjacent heritage place or precinct. Built form that fails to provide appropriate building separation or setbacks in response to adjacent heritage buildings. Abrupt transitions in scale between tower and adjacent low or mid-rise built form at the edge of the Special Character Areas. Towers which present as a wall of built form when viewed from key public vantage points. 	

Comment [A31]: Reworded 'Design Requirements' to delete policy-like language (e.g. encourage, ensure, should) (item (a) of DELWP's letter).

Comment [A30]: Reworded to 'Design Outcome' with changes to the wording of each 'Design Objective' to reflect change to 'Design Outcome' (item (c) of DELWP's letter).

Comment [A32]: Relocated from 'Avoids' (item 2 of DELWP's letter).

Comment [A33]: Relocated from 'Avoids' (item 2 of DELWP's letter).

Comment [A34]: Relocated from 'Avoids' (item 2 of DELWP's letter).

Comment [A35]: Relocated from 'Avoids' (item 2 of DELWP's letter).

Comment [A36]: Deletion of 'Avoids' and relocation to the 'Design Requirements' column above (item 2 of DELWP's letter).

Table 4: Building program

Building program comprises the position and configuration of uses internal to a building. This is a key urban design consideration due to the direct relationship of internal areas on the public realm. For example, foyers, reception areas and active uses can contribute to the safety and vitality of the public realm, whilst the placement of building services, storage

and car parking can have negative impacts on the public realm. The internal design of buildings should be able to adapt to other uses over time to extend the useful life of a building and avoid the creation of spaces that cannot be retrofitted over time.

Design Objective/Outcome	Design Requirement	Mandatory Requirement
<p>Ensure The arrangement of uses internal to a building promote a safe and high quality interface between the public and private realm.</p> <p>Development Minimises the impact of car parking and building services on the public realm.</p> <p>The internal configuration of development should secures a high level of wellbeing for building occupants, through natural light, ventilation, outlook and thermal comfort.</p> <p>Ensure The structural and spatial design of buildings allow for adaptation to other uses over time.</p> <p>Ensure The lower levels of the buildings are designed to accommodate a range of tenancy sizes, including smaller tenancies.</p> <p>Ensure The parts of the building accessible to the public are designed to promote a strong physical and visual relationship with the street.</p> <p>Internal common areas or podium-rooftop spaces should beare positioned and designed to maximise surveillance and interaction with the public realm.</p>	<p>Position active uses to address main streets, streets and laneway frontages.</p> <p>Locate service areas away from main streets, streets and public spaces, or within basement or upper levels to maximise activation of the public realm within main streets, streets and laneways.</p> <p>Co-locate service cabinets internal to loading, waste or parking areas where possible to avoid impact on the public realm.</p> <p><u>Car parking entries are to be avoided on small sites, where they would impact on the activation and safety of the public realm.</u></p> <p>Ensure The location and width of vehicle entries minimises impacts on the pedestrian network.</p> <p>Locate new publicly accessible areas in the lower levels of a building so that they have a direct visual and physical connection to the public realm.</p> <p>Parts of the building accessible to the public should are to be co-located with public space or a pedestrian connection to activate the public realm.</p> <p>Maximise the number of pedestrian building entries along main street, street and laneway frontages, to provide for public interaction and long term flexibility of tenancies.</p> <p><u>Long expanses of frontage with a limited number of building entries at ground level are to be avoided.</u></p> <p><u>Large floorplate tenancies directly at a boundary to a street, laneway or pedestrian connection are to be sleeved in fine grain</u></p>	<p>Vehicle parking in the Central City must be located within the basement levels of a building.</p> <p>Where podium parking is proposed within Southbank, the carpark must be:</p> <ul style="list-style-type: none"> ▪ located on the first floor or above; ▪ sleeved by active uses to main streets and streets. <p>Parking structures must be designed with floor to floor heights of at least 3.5 metres to enable future adaptation.</p> <p>The area of any ground floor of a building occupied by building services, including waste, loading and parking must be less than 40% of the total site area.</p>

Comment [A37]: Deletion of explanatory text (item (d) of DELWP's letter).

Comment [A38]: Reworded to 'Design Outcome' with changes to the wording of each 'Design Objective' to reflect change to 'Design Outcome' (item (c) of DELWP's letter).

Comment [A39]: Reworded 'Design Requirements' to delete policy-like language (e.g. encourage, ensure, should) (item (a) of DELWP's letter).

Comment [A40]: Relocated from 'Avoids' (item 2 of DELWP's letter).

Comment [A41]: Relocated from 'Avoids' (item 2 of DELWP's letter).

	<p><u>uses at ground level.</u></p> <p>The arrangement of spaces within a building should maximises privacy, daylight and outlook.</p> <p>Provide ceiling heights of at least 3.5 metres floor to floor within the lower 20 metres of a building.</p> <p><u>Car parking areas do not rely on ramped parking structures that preclude adaptation to other uses.</u></p> <p><u>Tenancies are to be configured so that they do not rely upon queueing within the public realm, except where this occurs on a pedestrian only laneway where this is the established character.</u></p>	
<p><u>Avoid</u></p> <ul style="list-style-type: none"> Car parking entries on small sites where it impacts on the activation and safety of the public realm. Ramped parking structures which preclude adaptation for other uses. Large floorplate tenancies directly at a boundary to a street, lane or pedestrian connection unless sleeved by fine grain uses at ground level. Long expanses of frontage with limited building entries at ground level. Tenancy configuration which relies upon queuing within the public realm, unless on a pedestrian only laneway where this is the established character. 		

Comment [A42]: Relocated from 'Avoids' (item 2 of DELWP's letter).

Comment [A43]: Relocated from 'Avoids' (item 2 of DELWP's letter).

Comment [A44]: Deletion of 'Avoids' and relocation to the 'Design Requirements' column above (item 2 of DELWP's letter).

Table 5: Public interfaces

Public interfaces comprise the boundary between the internal program of a building and the public realm within main streets, streets, laneways and open spaces. The detailed design of the interface at the ground level and the lower 20 metres of a building have a significant impact upon activation, surveillance, safety and quality of the public realm.

Comment [A45]: Deletion of explanatory text (item (d) of DELWP's letter).

ObjectiveOutcome	General Development Areas	Special Character Areas
<p>Active frontages</p> <p>To ensure bBuilding frontages contribute to the use, activity, safety and interest of the public realm.</p> <p>To Development provides continuity of ground floor activity along streets and laneways within the Special Character Areas.</p> <p>To Development allows unobstructed views into the ground floor of buildings.</p>	<p>General Development Areas</p> <p>Buildings with ground level main street, street and laneway frontages should <u>are to</u> present an active and attractive pedestrian-oriented frontage to the satisfaction of the Responsible Authority, by providing:</p> <ul style="list-style-type: none"> At least 5 metres or 80% (whichever is the greater) of the frontage as an entry or window to an entry or display window to a shop and/or a food and drink premises: or as other uses, customer service 	<p>Special Character Areas</p> <p>Buildings with ground-level main street and street frontages must contribute to the appearance and function of the area, by providing:</p> <ul style="list-style-type: none"> At least 5 metres or 80% (whichever is the greater) of the frontage as an entry or display window to a shop and/or a food and drink premises: or as other uses, customer service areas and activities, which provide pedestrian interest and interaction This measurement excludes

Comment [A46]: Reworded to 'Design Outcome' with changes to the wording of each 'Design Objective' to reflect change to 'Design Outcome' (item (c) of DELWP's letter).

Comment [A47]: Reworded 'Design Requirements' to delete policy-like language (e.g. encourage, ensure, should) (item (a) of DELWP's letter).

	<p>areas and activities, which provide pedestrian interest and interaction. This measurement excludes stall-risers to a maximum height of 700mm in addition to window and door frames.</p> <ul style="list-style-type: none"> Clear glazing (security grilles or mesh should<u>is to</u> be transparent and mounted internal to the shop front). Any signage or product display should<u>maintains</u> views to and from the tenancy interior to the public realm. <p>Long expanses of floor to ceiling glass without frequent well-defined entries are to be avoided.</p> <p>The use of tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior within the lower levels of a building is to be avoided.</p> <p>Security installations are to be transparent, and designed in a manner that does not obscure views into tenancies at night.</p> <p>In flood prone areas, ensure<u>ensure</u> a direct connection at grade to ground level tenancies, with level transitions contained within the building envelope.</p> <p>In flood prone areas, transitions in floor levels between exterior and interior spaces do not rely on external stairs or ramps.</p> <p>Integrate seating or perches into street facades, where narrow footpaths preclude on-street dining.</p>	<p>stall-risers to a maximum height of 700mm in addition to window and door frames.</p> <ul style="list-style-type: none"> Clear glazing (security grilles or mesh) must be transparent and mounted internal to the shop front. Any signage or product display should<u>maintains</u> views to and from the tenancy interior to the public realm.
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Comment [A48]: Relocated from 'Avoids' (item 2 of DELWP's letter).

Comment [A49]: Relocated from 'Avoids' (item 2 of DELWP's letter).

- Avoid
- ~~Long expanses of floor to ceiling glass without frequent well-defined entries.~~
 - ~~The use of tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior within the lower levels of a building.~~
 - ~~Opaque or translucent security installations which obscure views into tenancies at night.~~
 - ~~External stairs or ramps in flood prone areas where a transition in floor levels between exterior and interior spaces is required.~~
 - ~~Service cabinets with low quality materiality which dominate street frontages.~~
 - ~~Large setback undercroft spaces for waste or loading which impact on the safety and continuity of the pedestrian realm.~~
 - ~~Alcoves and spaces related to service doors which result in entrapment space.~~
 - ~~Weather protection canopies on laneways which enclose more than one third of the~~

~~width of the laneway.~~

- ~~* Enclosed balconies or habitable floor space projecting over main streets, streets, laneways or open space.~~
- ~~* Facade elements which rely on public realm projections as the primary design feature.~~
- ~~* Projecting balconies which extend the full width of a frontage and increase the visual bulk of a streetwall.~~

Comment [A50]: Deletion of 'Avoids' and relocation to the 'Design Requirements' column above (item 2 of DELWP's letter).

Design Objective/Outcome	Design Requirement
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Services, waste and loading

~~Encourage innovation in the design of~~
Building services incorporate innovative design to maximise the quality and activation of the public realm.

Where services must be located on a street, ~~ensure these they~~ do not dominate the pedestrian experience and are designed as an integrated component of the façade.

~~Ensure t~~The design of waste collection facilities are considered as an integral component of the building design.

~~Ensure that a~~ Access doors to any waste, parking or loading area are positioned at or within 500mm of the street edge and are an integrated component of the design.

~~Ensure t~~The location and access for waste complies with the requirements specified in the relevant City of Melbourne Waste Management Guidelines.

Sleeve internal waste collection areas with active uses that interface with the public realm.

Service cabinets do not dominate street frontages and are of high quality materiality.

Large setback undercroft spaces for waste or loading are avoided where they impact on the safety and continuity of the pedestrian realm.

Service rooms and entries are configured and designed so that they do not create alcoves and recessed areas of entrapment.

Comment [A51]: Reworded to 'Design Outcome' with consequential changes to the wording of each 'Design Objective' to reflect change to 'Design Outcome' (item (c) of DELWP's letter).

Comment [A52]: Reworded 'Design Requirements' to delete policy-like language (e.g. encourage, ensure, should) (item (a) of DELWP's letter).

Public realm projections and weather protection

~~Development P~~ provides protection from rain, wind and summer sun to provide for pedestrian comfort

~~Ensure w~~Weather protection canopies are functional, of high design quality, and contribute to the human scale of the street.

~~Ensure t~~The width of weather protection canopies provide for choice of exposure to winter sun and shelter from summer sun within the public realm.

~~Ensure that m~~Minor building projections above ground level contribute to the depth and visual interest of building facades.

Where projections are considered appropriate, they should be discrete rather than prevailing elements of the design.

Projections should balance addition and subtraction in the facade to provide streetscape interest and facade depth.

Projections should do not obstruct the service functions of a main street, street or laneway through adequate clearance heights.

Provide continuous weather protection along main streets within the Central City and Southbank except where a heritage place warrants an alternative approach.

~~Encourage the use of c~~Canopies which allow upward views to the facade of a building through the use of transparent materiality.

Weather protection canopies ~~should are to~~ be between 3.5 metres and 5 metres in height to provide enclosure to the public realm.

Weather protection canopies do not enclose more than one third of the width of the laneway to preserve outlook to the sky.

~~Ensure c~~Canopies are of a high design quality including the design and materiality of soffits.

~~Ensure that w~~Weather protection canopies provide for rhythm to reflect the fine grain of ground floor shop fronts.

Projections and weather protection canopies should allow for future growth of street trees, including planned street trees as specified in any adopted City of Melbourne plan

Building projections shall maintain the levels of daylight within a street or laneway.

Balcony projections, where appropriate should

Comment [A53]: Relocated from 'Avoids' (item 2 of DELWP's letter).

Comment [A54]: Relocated from 'Avoids' (item 2 of DELWP's letter).

	<p>provide a vertical clearance of at least 5 metres from any public space.</p> <p>Main streets:</p> <ul style="list-style-type: none"> Unenclosed first floor balconies may project to 1.6 metres in depth or 800mm from the back of kerb, whichever is the lesser if in association with an active commercial or communal use. Lightweight, Juliette balconies, adjustable screens or windows, cornices or other architectural features may project to 600mm from the title boundary from the first floor to the top of the street wall. <p>Streets and laneways:</p> <ul style="list-style-type: none"> Lightweight Juliette balconies, adjustable shading devices, windows, cornices or other architectural features may project to 300mm from the title boundary from the first floor to the top of the street wall. <p><u>Development does not include enclosed balconies or habitable floor space projecting over main streets, streets, laneways, or open space.</u></p> <p><u>Facade elements do not rely on public realm projections as the primary design feature.</u></p> <p><u>Projecting balconies do not extend the full width of a frontage where this would contribute to the visual bulk of a streetwall.</u></p>
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Comment [A55]: Relocated from 'Avoids' (item 2 of DELWP's letter).

<u>Avoid</u>	<ul style="list-style-type: none"> Long expanses of floor to ceiling glass without frequent well defined entries. The use of tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior within the lower levels of a building. Opaque or translucent security installations which obscure views into tenancies at night. External stairs or ramps in flood prone areas where a transition in floor levels between exterior and interior spaces is required. Service cabinets with low quality materiality which dominate street frontages. Large setback undercroft spaces for waste or loading which impact on the safety and continuity of the pedestrian realm. Alcoves and spaces related to service doors which result in entrapment space. Weather protection canopies on laneways which enclose more than one third of the width of the laneway. Enclosed balconies or habitable floor space projecting over main streets, streets, laneways or open space. Facade elements which rely on public realm projections as the primary design feature. Projecting balconies which extend the full width of a frontage and increase the visual bulk of a streetwall.
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Comment [A56]: Deletion of 'Avoids' and relocation to the 'Design Requirements' column above (item 2 of DELWP's letter).

Table 6: Design quality

Design quality is the resolution of contextually responsive buildings and open spaces through a clear concept that expresses a distinct identity and contributes to the quality of the public and private realm. Design quality, as realised through the execution of design detail secures the long term value and durability of buildings and spaces in the city.

Design Objective	Design Requirement
Development <u>should</u> establish <u>es</u> a strong design narrative to establish a clear relationship with the valued characteristics of its context.	<u>Encourage the use of</u> A Competitive Design Processes <u>is to be employed</u> for the development of large sites with multiple buildings or sites of strategic significance.
<u>Ensure that</u> T All buildings are designed to	<u>Encourage the use of multiple practices</u>

Comment [A57]: Deletion of explanatory text (item (d) of DELWP's letter).

Comment [A58]: Reworded to 'Design Outcome' with consequential changes to the wording of each 'Design Objective' to reflect change to 'Design Outcome' (item (c) of DELWP's letter).

Comment [A59]: Reworded 'Design Requirements' to delete policy-like language (e.g. encourage, ensure, should) (item (a) of DELWP's letter).

<p>maintain a diverse and interesting- skyline which carefully considers relationships to adjacent tall buildings.</p> <p>Ensure that tThe selection, scale and quality of design elements reflect the distance at which the building is viewed and experienced from the public realm.</p> <p>To ensure that the lower levels of a building incorporate sufficient design detail to ensure a high quality City at eye level.</p>	<p>Where a development comprises multiple buildings, <u>multiple architectural firms are employed to achieve a building diversity of forms, typologies and architectural languages, and distinguish distinction between components within a development.</u></p> <p><u>Visually prominent buildings address vistas on arrival to the Central City and Southbank.</u></p> <p>Encourage the visual expression and sensitive integration of innovative sustainable building technologies <u>are to be integrated into development, and visually expressed,</u> to provide legibility and public education.</p> <p>Design all visible sides of a building to a high standard.</p> <p>Provide for depth and a balance of light and shadow in upper level facade design through the use of balconies, integrated shading, rebates and expression of structural elements.</p> <p>Where blank walls are proposed to be visible from the public realm, ensure these they are designed as an integrated three dimensional component of the building</p> <p>Employ robust, low maintenance materials in the higher parts of a building, and natural, tactile and visually interesting materials at the lower levels near the public interface to reinforce a human scale.</p> <p><u>Development is not to employ surface finishes and materials at the public realm interface that deteriorate over time, or lack tactility and an appropriate sense of scale.</u></p> <p><u>Building materials and finishes such as painted concrete or ventilation louvres which undermine th visually rich, tactile quality of laneway environments are to be avoided.</u></p> <p><u>Development does not adopt high reflectivity building materials which result in unacceptable levels of glare or contribute to reduced visibility between the interior and public realm.</u></p>
<p><u>Avoid</u></p> <ul style="list-style-type: none"> Building materials and finishes such as painted concrete or ventilation louvres which undermine the visually rich, tactile quality of laneway environments. Development of multiple buildings on large sites which adopt the same form, typology and architectural language. Visually prominent buildings which do not have adequate regard to vistas on arrival to the Central City and Southbank. The use of finishes and surfaces which will deteriorate over time. Materials that lack tactility and appropriate sense of scale at the public realm interface. High reflectivity building materials which result in unacceptable levels of glare or have reduced visibility between the interior and public realm. 	

Comment [A60]: Reworded to remove 'policy-like' language (item (a) of DELWP's letter) and incorporate 'Avoids' outcome (item 2 of DELWP's letter).

Comment [A61]: Relocated from 'Avoids' (item 2 of DELWP's letter).

Comment [A62]: Relocated from 'Avoids' (item 2 of DELWP's letter).

Comment [A63]: Deletion of 'Avoids' and relocation to the 'Design Requirements' column above (item 2 of DELWP's letter).

3.0 Subdivision
 --/20--
 Proposed
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4.0

~~4.0~~
Proposed
C308

ANo permit is ~~not~~ required to subdivide land.

Comment [A64]: Wording altered to comply with *Ministerial Direction - the form and content of planning schemes* (item 1 of DELWP's letter).

5.0

~~5.0~~
Proposed
C308

None specified.

Comment [A65]: Wording altered to comply with *Ministerial Direction - the form and content of planning schemes* (item 1 of DELWP's letter).

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the development is consistent with the Design Objectives, Design Outcomes and Design Requirements of this Schedule.

Comment [A66]: Reworded to reflect change from 'Design Objectives' to 'Design Outcomes' (item (c) of DELWP's letter).

- Whether the development is consistent with the Central Melbourne Design Guide, June 2018.

Comment [A67]: It is considered that this is the most appropriate location to reference to the Central Melbourne Design Guide.

~~Where a proposal does not respond to the preferred Design Requirement, the proposal should demonstrate how it has responded to the Design Objectives in addition to the following considerations:~~

- ~~Whether the retention of a heritage structure necessitates a site specific alternate siting and massing outcome.~~
- ~~Whether innovative sustainable infrastructure is proposed which necessitates an alternate design response.~~

9.0

~~Reference Documents~~

~~9.0~~
Proposed
C308

~~High quality Urban Design outcomes in the Central City and Southbank (City of Melbourne, January 2018)
Melbourne Design Guide (City of Melbourne, January 2018)~~