

## **15.01-2L Building design**

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### **Proposed C269yara Policy application**

This policy applies to all development.

#### **Strategies**

##### **Building form**

Design development to:

- Reflect and respond to streetscape elements, including:
  - Pattern of development.
  - Building spacing.
- Provide separation between buildings to facilitate access to daylight, sunlight and an outlook, while preventing direct overlooking into adjacent secluded private open spaces and habitable room windows from, to and within the development.
- Make a positive contribution to the streetscape through high quality architecture and urban design.
- Avoid blank or unarticulated walls.
- Use articulation or massing or change of surface treatment or a combination of these to relate the taller buildings to the scale of their surrounds and to diminish visual bulk.

##### **Building heights**

Ensure the height of new buildings respond to the height of adjoining development, unless indicated otherwise in the planning scheme.

Ensure that development reflects the predominant low-rise character of the area, except in the areas below:

- Activity centres (as shown on the Strategic Framework Plan in clause 02.04-1 and clause 11.03-1L).
- Employment areas (as defined in clause 02.01).
- Major regeneration areas (as shown on the Strategic Framework Plan in clause 02.04-1)
- Boulevards (as defined in clause 02.03).

Avoid high-rise development unless specified by a schedule to the Design and Development Overlay.

##### **Mid-rise development**

Direct mid-rise development to the following locations:

- Appropriate locations within major and neighbourhood activity centres; major employment precincts, commercial and industrial land (as defined in clauses 02.01 and 11.03-1L).
- Major regeneration areas (as shown on the framework plan in clause 02.04-1)
  - Alphington Paper Mills site.
  - Gas Works site in North Fitzroy.
  - South-west Cremorne (land south of Gough Street).
- Appropriate locations along the following Boulevards that are outside activity centres:
  - Alexandra Parade.
  - Hoddle Street.
  - Victoria Parade.

Support mid-rise development that:

- Contributes to a high-quality built form.
- Demonstrates architectural design excellence.
- Provides a transitional scale to the buildings in adjoining low-rise neighbourhoods to protect amenity and avoid visual bulk.
- Improves movement through the site.
- Provides active frontages at street level.
- Contributes to an improved public realm.

### **Building setbacks**

Buildings should be aligned to the street at ground level unless they provide for public open space or landscaped edge.

Incorporate setbacks that:

- Reflect the general pattern of front, side and rear setbacks in the streetscape, particularly on the same side of the street.
- Limit excessive tiered building profiles on street and laneway frontages resulting from excessive numbers of upper level setbacks.
- Provide for soft landscaping including the planting of canopy trees, where appropriate.

Avoid front setbacks that:

- Consist of hard-paving (other than footpaths and driveways) rather than landscaping in the front setbacks in residential areas.
- Include recessed undercroft parking at ground level.
- Consist of car parking, basement car parking access and ventilation shafts.

Avoid the intrusion of balconies and building services into the setback.

Use materials at upper levels that are recessive in finish and colour.

### **Walls on boundaries**

Ensure walls on boundaries avoid adverse impact on the amenity of any adjoining residential properties through unreasonable overshadowing of private open space, visual bulk or loss of daylight to habitable room windows.

### **Site coverage**

Encourage site coverage of new development that does not exceed a maximum site coverage of 80% of the site area, unless:

- The pattern of site coverage in the immediate area is higher than 80%; or
- There is a need to cap the site to deal with contamination.

### **Internal amenity**

Provide a high-quality environment for building occupants, including internal spaces, access to private open space, daylight and ventilation.

Encourage developments to provide:

- Lighting of common spaces.
- Passive surveillance of common spaces.
- Landscaping that maximises sightlines.

### **Impact of development on adjoining properties**

Avoid impacts on existing adjoining development through:

- Unreasonable overshadowing of secluded open space and loss of daylight to habitable room windows.
- Visual bulk.
- Overlooking and excessive screening.
- Noise from building plant and equipment.
- Loss of on-street car parking from excessive crossovers.

### **Equitable development**

Avoid development that:

- Unreasonably compromises the development potential of adjacent sites by adversely affecting access to daylight, ventilation or locating windows and balconies close to boundaries which compromise amenity.
- Depends on or borrows from neighbouring sites for its amenity.

Facilitate an equitable share of amenity by recognising a site's context and size relative to adjoining sites.

### **Roof form**

Design development to reflect or complement the dominant roof form of the surrounding area.

### **Materials**

Use a simple palette of durable materials that respond to the streetscape character through type, colour, finish and contrast.

Include anti-graffiti materials and treatments at ground level.

Avoid detriment to nearby properties when using reflective materials.

### **Landscaping**

Encourage the planting of trees and vegetation to increase their canopies and coverage to contribute to an urban forest

Facilitate landscaping (including planting in deep soil, planter boxes, green walls and green roofs) that:

- Promotes the on-going health of trees and vegetation that has been retained on site.
- Respects the landscape character of the area where there is a prevailing character.
- Integrates with the building design.
- Uses materials, treatments and plants that are permeable, durable and resistant to adverse environmental conditions.
- Retains existing mature trees where possible or incorporates suitable replacement planting where mature trees are removed.
- Includes indigenous plants.
- Maximises internal sight-lines to provide for pedestrian safety.

Avoid landscaping in new development that uses existing or potentially invasive weed species.

### **Pedestrian access**

Provide separate vehicular and pedestrian access.

Provide clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a street.

Match entries at ground floor level with the street level to assist with universal access.

Provide weather protection for entries.

## **Frontages**

Provide active frontages in commercial areas.

Design ground level street frontage of new development to provide a high level of pedestrian amenity and visual interest.

Orient development to the street, and to both streets if a corner site.

Avoid dominant car parking, garage doors and driveways.

## **Front fences and gates**

Reflect the predominant character of fencing and boundary treatments in the street in terms of height, material and permeability, and clearly defines the boundaries of a site.

Provide privacy and security that allows natural surveillance between the building and the street.

## **Carparking, loading facilities and outbuildings**

Require carports, car spaces, external car stackers, garages, loading facilities and outbuildings to be:

- Set back behind the front building line (excluding verandahs, porches, bay windows or similar projecting features) to appear visually recessive when viewed from the street.
- Located at the rear of a building, in an area of lower pedestrian activity.

Require car parking, including basement car parking and external car stackers, to incorporate high standards of design and amenity.

Maintain the prominence of pedestrian entries.

Minimise the number of garage doors facing a street.

Avoid open, ground level multi-space car parks.

Avoid blank walls of car parks visible from the street.

Provide legible and safe vehicular entries.

Conceal the view of cars at ground level and on upper levels of multi-deck car parking.

Conceal the view of car stackers from the public realm.

Minimise noise from deliveries through appropriate design, location and management of loading bays.

## **Service equipment**

Ensure that service infrastructure is appropriately sited and incorporated into the design of new buildings and has limited visibility from the public realm.

Allow plant rooms, lift over-runs and the like to exceed the height of a building where:

- Less than half the roof area is occupied by the equipment (except solar panels).
- It causes no additional overshadowing.

## **Low and Zero Carbon Development**

- Support zero carbon development and the offsetting of emissions from the existing built environment.

Support the take-up of opportunities to improve the resource efficiency of existing buildings through refurbishment and retrofitting, including renewable and low carbon energy technologies.

## **Policy guidelines**

Consider as relevant:

A site analysis plan for non-residential development that addresses:

- In relation to the subject site:
  - Site shape, size, orientation, slope (contours) and location and type of any easements.
  - Levels of the site and the difference in levels between the site and surrounding properties.
  - The location and heights of existing buildings on the site.
  - Solar access to the site.
  - Shadows cast by any existing buildings between 9am and 3pm on 22 September.
  - Location and botanical name of significant trees.
  - Fence heights, styles and location.
  - Views to and from the site.
  - Street frontage features such as poles, street trees, kerb crossovers and pedestrian access points.
  - Any other notable features or characteristics of the site.
- In relation to adjacent properties and the broader neighbourhood:
  - The location and heights of buildings on adjacent properties.
  - The use of buildings on adjacent properties.
  - The location of secluded private open space and habitable room windows of adjacent residential properties which have an outlook to the site within 9 metres.
  - Solar access to adjacent properties.
  - The pattern of development of the neighbourhood, including details regarding widths of adjacent footpaths and roadways, and street planting.
  - The built form, scale and character of surrounding development including front fencing.
  - Architectural styles of surrounding buildings.
  - Location of any nearby places of cultural heritage significance.
  - Land (such as streets/ laneways and public parks) where natural surveillance is desirable.
  - The location of local shops, public transport services, public open spaces (including any pedestrian and cycle links to these facilities) situated within walking distance of the site.
  - Any other notable features or characteristics of the neighbourhood.
  - Prevent additional overshadowing of Darebin Creek and Merri Creek between 11am and 2pm on 22 June.
  - Prevent additional overshadowing of adjacent public open space.
  - Unless specified elsewhere in this scheme, ensure development allows direct sunlight between 10am and 2pm on 22 September to any part of the:
    - Footpath on the southern side of streets oriented east-west in activity centres defined in clause 11.03-1L.
    - Opposite footpath on streets oriented north-south in activity centres defined in clause 11.03-1.

How the development responds to the site analysis.

- Whether new buildings and works are consistent with the scale, bulk and character of the area.