

15.01-1L-02 Urban design

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Proposed C203port

Landmarks, views and vistas**Objective**

Maintain the visual prominence of and protect primary views to valued landmarks in Port Phillip.

Strategies

Support development that protects and enhances views of key landmarks from the public realm, including (but not limited to):

- The Shrine of Remembrance.
- Port Phillip Bay, the coastline and maritime structures such as St Kilda Pier, Kerferd Road Pier and Station Pier.
- High rise buildings in the Melbourne Central Activities District, Southbank and parts of the Fishermans Bend Urban Renewal Area, including views from Port Phillip Bay foreshore and piers.

Support development that protects and enhances view corridors along key boulevards and promenades when viewed from the public realm, including (but not limited to):

- St Kilda Road, Bay Street Port Melbourne, Victoria Avenue Albert Park, Kerferd Road Albert Park, Beaconsfield Parade through various suburbs, Fitzroy Street St Kilda, The Esplanade St Kilda, Marine Parade St Kilda, Glen Huntly Road Elwood, Brighton Road Elwood, Ormond Esplanade Elwood.

Support development that retains and enhances the visual prominence of key landmarks that terminate important vistas, accentuate corner sites and provide points of interest and orientation, including (but not limited to):

- Landmarks of cultural or heritage significance such as the Shrine of Remembrance, town halls, clock towers, church spires, synagogues, grandstands and hotels.
- Public gardens and other key public open spaces, including Albert Park, Alma Park, St Kilda Botanical Gardens and the Port Phillip Bay foreshore.
- Along Bank Street between the South Melbourne Town Hall and the Shrine of Remembrance.

Building form**Objective**

To facilitate high quality urban design and architecture that integrates with the prevailing neighbourhood character and contributes to the amenity and vitality of the area.

Strategies

Support development that:

- Respects and enhances places with significant heritage, architectural, scientific and cultural significance.
- Maintain the existing or preferred grain and block pattern.
- Provide façade articulation to break up the mass of blank walls.
- Uses a 3D massing model to understand how the development integrates within the prevailing neighbourhood character and contributes to the amenity and vitality of the area.

Avoid concealed areas along exterior walls abutting the public realm and internal walkways.

Interfaces between commercial and residential uses should be designed and managed to protect residential amenity and improve the interface with established residential areas through a transition in the scale of development.

Public realm

Strategies

Encourage buildings that present a human scale and visual interest to the street frontage.

Support the design of buildings as well as public and communal spaces that are safe, inclusive, functional, flexible, legible and provide dignified access for all.

Encourage the integration, treatment and siting of ancillary structures such as substations, fire booster cupboards and gas metres as part of the building design strategy to minimise their visual impact.

Encourage developments to contribute towards streetscape improvements, such as weather protection in retail and commercial areas, urban art and improved pedestrian amenity.

Provide opportunities for social interaction at interfaces between the public and private realms, and within multi-storey residential developments.

Improve the quality, consistency, efficiency and application of lighting in the public realm.

Facilitate solar panels, satellite dishes, air conditioning units and other building equipment in areas that are as visually unobtrusive in the public realm as possible.

Protect and enhance pedestrian spaces and amenity in all streets, squares, parks, walkways and public spaces.

Minimise adverse micro-climatic impacts created by development such as overshadowing of the public realm (footpaths, open space) and wind tunnelling.

Avoid excessive visual bulk and massing that create unsafe and negative amenity impacts in pedestrian and communal areas.

Avoid development that dominates or implies private ownership of public spaces or impedes access for all.

Policy guidelines

Consider as relevant:

- Projections outside the site boundary should be limited to no more than 500 millimetres beyond the property line, and be no more than 2.5 metres in length.
- Buildings immediately adjacent to a public space, including a footpath, should have a maximum building height of 3 storeys (unless otherwise specified in DDO).
- Building levels immediately adjacent to public space should be set back above the third storey (unless otherwise specified in a DDO).

Street level frontages

Strategies

Design building frontages at footpath level to support visual interest, transparency, interaction with the street, safety, shelter and convenience.

Promote pedestrian entrances to buildings that:

- Are safe, secure and legible from streets and other public areas.
- Provide shelter, a sense of address and a transitional space between the public and private realms.

Support windows, door openings, terraces and balconies at lower building levels to offer surveillance of and visual connections to surrounding public areas.

Avoid blank walls, services, vents and plant equipment in primary frontage and key pedestrian spaces.

Define corners at street intersections by addressing both street frontages and the surrounding context.

Create continuous active frontages and streetscapes within core retail areas of Major Activity Centres and Neighbourhood Activity Centres by encouraging:

- A diverse range of ground level retail and complementary commercial uses, with office and other non-core retail uses located above or behind ground floor frontages.
- The provision and extension of canopies to offer weather protection and preserve footpath space for pedestrians throughout retail cores.
- Outdoor living and dining.
 ‘Wapping’ the edges of larger retail premises with smaller scale uses that have active frontages.
- Ground level floor-to-ceiling heights that allow for current or future commercial land uses.

Landscape

Strategies

Minimise hard paved areas to limit surface flows, where possible.

Locate vehicle access to avoid the removal of existing street trees and public landscape elements and to ensure their ongoing survival and health.

Support innovative approaches to landscape design and construction that:

- Supports food growing and urban agriculture.
- Includes species that benefit biodiversity.
- Uses recycled materials.

Foreshore environs

Strategies

Encourage designs that respect the established cultural, heritage, recreational and environmental values of the foreshore public realm.

Encourage innovative approaches to development, landscape design and construction, including greater use of indigenous plant species, plant species responsive to climate and conditions and structures and furniture using recycled materials.

Streets and laneways

Strategies

Encourage developments that protect and enhance the appearance and function of streets and laneways by:

- Maintaining the existing or preferred scale and rhythm of streets and laneways using articulation, fenestrations and entry points.
- Contributing visual interest, activation, amenity, public art and landscaping in streets and laneways, as appropriate.
- Avoiding conflict between vehicle access along laneways and any other identified laneway functions, where appropriate.

Large sites

Strategies

Create well-articulated development on larger or consolidated sites (with a frontage over 10 metres) through:

- Variations in form and materials.
- Openings.
- Vertical design elements.