

## 21.05 BUILT FORM

18/10/2018  
GC110

This section covers objectives, strategies and implementation for built form issues under the themes of:

- Urban design, character, streetscapes and landscapes
- Heritage
- Sustainability
- Green Wedge

**Environmental issues** – Given the strong policy support for higher density forms of development to be located in areas with excellent accessibility and in close proximity to activity centres and transport nodes, the future growth will be promoted on the same pattern. This will reduce dependence on the car thereby significantly reducing green house gas emissions.

The identification of preferred future character areas and incorporating clear policy directions with regard to building types and design elements appropriate to the particular character area will facilitate the achievement of an attractive and sustainable built form.

Greater Dandenong actively encourages the design and construction of new developments to incorporate best practice environmentally sustainable design standards to create an environmentally sustainable city.

Signs have an important role in the built environment. Managing the visual impact of signs in Dandenong's large commercial and industrial enterprises/areas poses a challenge and requires consideration of the context (strip development or a stand-alone building). There are commercial pressures for erection of major promotion signs in close proximity to the many arterial roads and freeways criss-crossing Greater Dandenong. Signs adjacent residential areas need to be managed so as not to adversely impact on the amenity of the area.

The Green Wedge landscape has the potential to be threatened by new development and built form which does not respond positively to the local characteristics of the area.

The siting and design of other built form elements such as fencing, car parking, signage, lighting and vegetation should also be considered as they can also compromise the character of the Green Wedge landscape.

Our living and working environments need to support increased physical activity for all people. New developments will need to be planned to encourage walkability, provide good facilities such as footpaths, clear directions to community services and to facilities such as local convenience and fresh food shopping. New developments will need to provide walking and cycling access to recreation opportunities such as open space areas to promote healthy lifestyles.

**Economic issues** – Greater Dandenong's economic success will be improved by its image. It is acknowledged that there is a need to improve community perception of the industrial and commercial image of the City. Promoting appropriate urban design to improve the public realm of all commercial and industrial areas, particularly along main roads and at gateways will facilitate more economic activity.

Gateway locations are defined in the City of Greater Dandenong Gateways Strategy, December 2011. The Gateways Strategy sets out Objectives for each gateway location. Concept Plans have been developed to guide the development of built form, landscaping and public realm works within these important locations.

The structure plans/planning controls for central Dandenong and other activity centres will facilitate an improved ground level public realm that is attractive, people-orientated open spaces and which positively interface with ground level private spaces

**Social Issues** – Creating community 'connectedness' and improving safety in public places through 'Transit Oriented Development' (TOD) and 'Crime Prevention Through Environmental Design' (CPTED) will foster a sense of belonging and people will be safe and also feel safe.

Innovative urban design solutions will promote the creation of inclusive and welcoming public spaces.

Greater Dandenong is home to a wide variety of Aboriginal and post-European settlement historical assets. There are significant groups of highly valued ‘scar trees’ and other relics of Aboriginal culture on public and private land. Sections of the Greater Dandenong Green Wedge comprise land within the northern and eastern margins of the Carrum Carrum Swamp; the latter being one of the most sensitive archaeological areas within the Melbourne region. In addition, a number of residential, community, commercial and industrial buildings and sites may be suitable for heritage protection.

It is important to prevent the incremental loss of contributory heritage places by their replacement with inappropriately designed infill development or poorly designed additions and alterations.

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**Urban design, character, streetscapes and landscapes**

**Objective**

1. To facilitate high quality building design and architecture.

**Strategies**

- 1.1 Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.
- 1.2 Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.
- 1.3 Encourage innovative architecture and building design.
- 1.4 Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.

**Objective**

2. To facilitate high quality development, which has regard for the surrounding environment and built form.

**Strategies**

- 2.1 Promote views of high quality landscapes and pleasing vistas from both the private and public realm.
- 2.2 Promote all aspects of character – physical, environmental, social, and cultural.
- 2.3 Encourage planting and landscape themes, which complement and improve the environment.
- 2.4 Encourage developments to provide for canopy trees.
- 2.5 Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.

**Objective**

3. To improve the quality, consistency and function of the city’s environment

**Strategies**

- 3.1 Encourage new developments which are adjacent to public open spaces to address and complement the open space.
- 3.2 Encourage interconnected pedestrian links and bicycle paths to public transport and recreation facilities.
- 3.3 Apply the Residential Development and Neighbourhood Character Policy at Clause 22.09

**Objective**

4. To provide for connected public open spaces and waterway systems.

**Strategies**

- 4.1 Encourage the provision of linear parks along creeks, drainage and other corridors.
- 4.2 Have regard to the chain of parks.

**Objective**

- 5. To promote activity centres as attractive places for community

**Strategies**

- 5.1 Encourage the retention and strengthening of the mix of built environments within and around the centres to support and sustain their vitality.
- 5.2 Encourage and work with development proponents to achieve the preferred neighbourhood character.

**Objective**

- 6. To ensure that design of the public and private environment supports accessibility and healthy living.

**Strategies**

- 6.1 Encourage new developments to provide for well connected cycle and pedestrian paths.
- 6.2 Encourage new developments to provide for safe environments.
- 6.3 Ensure that all new developments accord with and embrace universal design principles outlined in Council's 'Access and Inclusion Strategy for people with Disabilities 2004-2008'.

**Objective**

- 7. To protect and improve streetscapes

**Strategies**

- 7.1 Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.
- 7.2 Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.
- 7.3 Ensure that signs do not detract from the streetscape.

**Objective**

- 8. To ensure landscaping that enhances the built environment

**Strategies**

- 8.1 Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.
- 8.2 Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.
- 8.3 Ensure that landscaping is designed in accordance with 'Crime Prevention Through Environmental Design' (CPTED) principles.

**Objective**

- 9. To ensure a co-ordinated approach to sign design and placements, in commercial, industrial, residential areas and along road corridors.

**Strategies**

- 9.1 Ensure that the design and placement of new signs considers the cumulative impact of existing signs on the host building, adjoining buildings and the streetscape.

- 9.2 Encourage signs in appropriate areas to include English and one other language reflecting the cultural aspect of the locality.
- 9.3 Ensure major promotion and sky signs along road corridors are appropriately spaced so as not to dominate the overall setting and to minimise impact on viewing corridors/major view lines.
- 9.4 Ensure signs in residential areas do not dominate the building, the site and the streetscape.

**Objective**

- 10. To express the inherent and/or aspirational qualities of the Greater Dandenong community at high exposure points of entry to, or transitions within, the municipality.

**Strategies**

- 10.1 Ensure that new built form and public realm works contribute to the role of identified gateway locations throughout the municipality.
- 10.2 Implement the Gateway Concept Plans contained within the *City of Greater Dandenong Gateways Strategy, December 2011*.

**21.05-2**

**Heritage**

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**Objective**

- 1. To protect sites of significant cultural and heritage value and those elements which contribute to the significance of heritage places.

**Strategies**

- 1.1 Encourage, retention, restoration, maintenance and repair of heritage places in a manner that does not compromise the integrity of the heritage value of the place.
- 1.2 Encourage landscaping that is compatible with the historic character of the heritage place or precinct.
- 1.3 Ensure that new developments in activity centres respect and contribute to the heritage value of the centre.
- 1.4 Encourage the continued use, re-use, internal adaptation and external conservation of places of heritage significance.

**21.05-3**

**Sustainability**

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**Environmentally Sustainable Development Objective**

- 1. To encourage all development to achieve best practice environmentally sustainable outcomes.

**Strategies**

- 1.1 Encourage all development to incorporate environmentally sustainable design through energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology.
- 1.2 Encourage all development to adopt and incorporate water sensitive urban design principles.
- 1.3 Encourage all development to maximise passive design opportunities to create quality living and working environments.
- 1.4 Encourage all development to incorporate on-site renewable and low emission energy generation.
- 1.5 Require an environmental management plan where a use or development would require on going management controls.

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## **Green Wedge**

### **Objective**

1. To ensure the open, landscape-dominated vistas throughout the Greater Dandenong Green Wedge are maintained and protected.

### **Strategies**

- 1.1 Ensure new use and development has a low visual impact and respects the rural character of the surroundings.
- 1.2 New use and development proposals in the Green Wedge to provide a response to the relevant objectives and guidelines as contained within the Siting and Design Guidelines of the Greater Dandenong Green Wedge Management Plan (*Revised, January 2017*).

### **Objective**

2. To identify, protect and promote existing heritage values.

### **Strategies**

- 2.1 Retain heritage protection for identified post-contact heritage sites.Implementation

These strategies will be implemented by:

### **Policy and exercise of discretion**

- Application of the Central Dandenong Local Planning Policy at Clause 22.07.
- Application, upon approval, of the respective Local Planning Policies for the major activity centres of Springvale and Noble Park.
- Implementation of the Springvale Activity Centre Structure Plan (April 2010), Greater Dandenong Council.
- Application of the Residential Development and Neighbourhood Character Policy at Clause 22.09.
- Application of the Green Wedge Policy at Clause 22.02.
- Implementation of the Greater Dandenong Green Wedge Management Plan (*Revised January 2017*).
- Application of the Environmentally Sustainable Development Policy at Clause 22.06.

### **Zones and overlays**

- Application of the relevant Schedule to the Residential Growth, General Residential and Neighbourhood Residential zoned areas.
- Application, upon approval, of the zones and overlays to particular sites within Springvale and Noble Park Activity Centres as appropriate.
- Application, upon approval, of Zones and Overlays identified in various studies and strategies as appropriate.

### **Further strategic work**

- Preparation of plans and themes for streetscape design and planting.
- Preparation of urban design guidelines for specific precincts within central Dandenong and other major activity centres.
- Preparation of a Street Tree Strategy and Program.

**Other actions**

- Develop incentive schemes to encourage the upgrading of owner-occupied and rental housing in proximity to activity centres.
- Advocate the retention and increase the supply of appropriate and well located housing for low income households and those with special needs.
- Undertake upgrading and streetscape improvements in defined streets in accordance with the Revitalisation Master Plan for Central Dandenong.
- Plan and develop high quality public spaces for social interaction.
- Promote public art at strategic sites such as gateways and boulevards.
- Provide targeted lighting in open spaces and along key pedestrian and bicycle routes for safety.
- Council will collaborate with the Sandown Racecourse and Entertainment Centre (SREC) to investigate opportunities and constraints on the (SREC) land adjacent to the Springvale Activity Centre. In particular, Council will consider:
  - Potential linkages through the (SREC) land and to the Sandown Park Railway Station and Springvale Activity Centre; and
  - Potential housing and open space opportunities.