

22.0123/11/2016
C270**URBAN DESIGN WITHIN THE CAPITAL CITY ZONE**

This policy applies to land within Schedules 1, 2 and 3 to the Capital City Zone.

Policy Basis

The State Planning Policy Framework (SPPF) and the Local Planning Policy Framework (LPPF) recognise the contribution that the following attributes make to the amenity, liveability and economic prosperity of the Central City:

- design excellence
- appropriate building height, setback and scale
- public realm amenity
- internal building amenity
- sunlight
- wind conditions
- attractive publicly accessible spaces, streets, lanes and public parks and gardens.

Melbourne's buildings, streets, open spaces and landscape features combine to give the Central City its unique appearance and feeling.

These elements have created a complex and attractive urban environment, giving Melbourne a grand and dignified civic centre filled with diverse activities and possessing unique charm, character and a pleasant street level environment.

Objectives

- To ensure that development responds to the underlying framework and fundamental characteristics of the Capital City Zone while establishing its own identity.
- To enhance the physical quality and character of Melbourne's streets, lanes and Capital City Zone form through sensitive and innovative design.
- To retain views into and out of the Hoddle Grid and Southbank and vistas to important civic or historic landmarks.
- To ensure that the design of public spaces, buildings and circulation spaces meets high quality design standards.
- To ensure developments contribute to a high quality public realm and to passive surveillance of the public domain.
- To incorporate laneways and through-block links to enhance pedestrian movement and permeability.
- To improve the experience of the city for pedestrians by providing a human scale to the street wall, weather protection, sunlight access, summer shadow, comfortable wind conditions, active
- To address the cumulative impact of the scale, setbacks and height of developments where multiple towers provide the precinct built form context for individual proposals.
- To provide adequate separation between towers to achieve sunlight access to streets, avoid a canyon effect, and provide the opportunity for a high level of internal amenity for occupants of adjacent towers.
- To maintain identified special character areas where a lower scale of development is appropriate in response to identified attributes.
- To encourage the early consideration and integration of public art work into building design to enhance the arts and cultural character of the city.

Additional Objectives for Schedule 3 to the Capital City Zone (Southbank)

- To connect and integrate Southbank with the Hoddle Grid and the Yarra River, providing easy and attractive access from all areas of Southbank to and across the river.
- To develop pedestrian and cycling connections so that Southbank has a fine grain network encouraging permeability and access.
- To encourage the redevelopment of the area bounded by City Road, Kings Way, Haig Street/Lane and the Westgate Freeway into a vibrant, mixed use area that includes smaller premises and establishes a distinct fine grained urban character.

Policy

This policy has nine sections addressing:

22.01-1 Building Envelope

22.01-2 Building Design

22.01-3 Pedestrian Permeability and Connectivity

22.01-4 Facades

22.01-5 City Roofs and Profiles

22.01-6 Projections

22.01-7 Wind and Weather Protection

22.01-8 Public Spaces

22.01-9 Access and Safety in Public Spaces

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Building Envelope

It is policy that a proposed development is designed and assessed against the following requirements, as appropriate:

- Encourage a street wall height which responds to the prevalent street wall context. Ensure development, due to its location, scale and character does not detract from key views to:
 - Shrine of Remembrance
 - Parliament House
 - Old Treasury
 - Government House
 - Exhibition Building
 - Flinders Street Station dome and clocktower
 - Arts Centre Spire
 - Yarra River Corridor
- Requires a setback to the street frontage(s) for development above the street wall to maintain a pedestrian scale at street level. Higher street walls may be permitted if defining a main street corner.
- Require an upper level setback to adjoining sites above the street wall height which allows sufficient separation between buildings so as not to reduce the development potential of adjoining sites, to ensure a high level of amenity for both existing and future occupants of buildings, and to ensure adequate sunlight and daylight access to the street.
- Require the overall building envelope, including height and setbacks, to respond to the site's context, taking into account any floor area ratio and uplift provision(s) specified.

22.01-223/11/2016
C270**Building Design**

It is policy that a proposed development is designed and assessed against the following requirements, as appropriate:

- Encourage the lower portion of buildings to align to the street pattern and to respect the continuity of the street wall.
- Encourage buildings to be built to the street frontage at ground level, unless the design response includes a purposeful setback such as publicly accessible open space with a high standard of amenity.
- Encourage the architectural treatment to distinguish the tower from the street wall through the use of a tower setback or the adoption of a different but complementary design approach.
- Encourage a distinction between the street wall and towers through the use of tower setbacks. If an alternative design response is pursued it should include a complementary design approach. Maintain the traditional and characteristic vertical rhythm of streetscapes.
- Respect the height, scale, and proportions of adjoining heritage places.
- Encourage buildings with a wide street frontage to be broken into smaller vertical sections.
- Encourage towers to be well spaced, to equitably distribute access to outlook, daylight and sunlight between towers and ensure adequate sunlight and daylight penetration at street level.
- Tower separation should demonstrate that towers are offset and habitable room windows do not directly face one another and that consideration is given to the development potential of adjoining sites.
- Encourage development for new and refurbished residential and other noise sensitive uses to incorporate design measures to attenuate noise associated within the operation of businesses and non-residential activities associated with a vibrant 24-hour city.

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C270**Pedestrian Permeability and Connectivity**

It is policy that a proposed development is designed and assessed against the following requirements, as appropriate:

- Pedestrian through block connections should be provided where the average length of a street block exceeds 100 metres. For street blocks exceeding 200 metres in length, at least two connections should be provided.
- Connections should be located toward the centre of the street block, no more than 70 metres from the next intersection or pedestrian connection.
- Where a development site is suitably located for a pedestrian connection, but does not extend the full depth of the block, the development should include a connection which will be completed when a connection is provided through the adjoining site.
- Where a development site has the potential to achieve a through block connection by extending an existing or proposed connection on an adjoining site, the new development should provide for the completion of the through block connection.
- Developments should provide pedestrian connections that are aligned with other lanes or pedestrian connections in adjacent blocks (or not offset by more than 30 metres) so as to provide direct connections.
- Developments should provide pedestrian connections which are:
 - Safe, direct, attractive and which provide a line of sight from one end of the connection to the other;
 - Publicly accessible and appropriately secured with an agreement;
 - 6 metres wide;

- Open to the sky or, if enclosed, be of a double-level height; and
- Flanked by active frontages

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Facades

It is policy that a proposed development's façade is designed and assessed against the following requirements, as appropriate:

- Encourage new facades to respect the positive attributes of the rhythm, scale, architectural features, fenestration, finishes and colour of the existing streetscape.
- Encourage detail that engages the eye of the pedestrian.
- Encourage the use of high quality building material and details.
- All visible sides of a building should be designed to a high standard, to provide visual interest and an enduring quality of finish.
- Blank building walls that are visible from streets and public spaces should be avoided.
- Buildings should address both street frontages on corner sites.
- Visible service areas (and other utility requirements) should be treated as an integral part of the overall design and fully screened from public areas.
- Signs should be integrated with the architecture of the building.
- Facades should make provision for the location of external lighting for public safety purposes and to give interest to streetscapes at night.
- Areas that might attract graffiti should be treated with graffiti proofing measures.
- Solid roller shutters should not be used on shopfronts. Open mesh security or transparent grills may be used and should be mounted internal to the shopfront.

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City and Roof Profiles

It is policy that a proposed development is designed and is assessed against the following requirements, as appropriate:

- Encourage roof profiles to contribute to the architectural quality of the city skyline.
- Encourage roof profiles to be considered as part of the overall building form.
- Plant, exhaust and intake vents and other technical equipment should be integrated into the building design.
- In addition to views from the street, the views from higher surrounding buildings should be taken into account.
- Buildings should be designed to integrate attachments (including antennae) without disrupting the appearance of the building.
- Where they cannot be screened, attachments should be designed to complement the building.

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Projections

Where a development includes projections over public space or into a laneway it is policy that the design is assessed against the following design standards, as appropriate:

- Projections should be designed to avoid an adverse impact on street trees, including planned street trees as specified in any adopted City of Melbourne plan, and allow for future growth.
- Projections should not adversely affect the service functions of a street or lane.
- Enclosed habitable floor space projecting over public land is discouraged.

- Enclosed floor space and balcony projections should provide a clearance of at least 5 metres from any public space.
- Building materials used for projections should be as durable and as transparent as possible to reduce visual impact and to maximise sunlight penetration.
- Open balconies, projecting cornices, architectural features or other building elements should not overhang a street or lane unless they:
- Follow a local pattern.
- Contribute positively to the character and safety of a public space.
- Are discreet rather than prevailing elements of a building's design.
- Provide evidence of the building's occupation.

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Wind and Weather Protection

It is policy that wind and weather protection measures are assessed against the following design standards as appropriate:

- Landscaping within the public realm should not be relied on to mitigate wind effects.
- Towers should be appropriately set back from all street frontages above the street wall or podium to assist in deflecting wind downdrafts from penetrating to street level.
- Within the tower setback, some variation in treatment may provide a transition between the podium and tower. Such treatment should be carefully checked for wind effects at street level.
- Areas designated in Schedule 4 of the Design and Development Overlay (Weather Protection) should be protected from rain and wind.
- The design, height, scale and detail of canopies, verandahs and awnings should be compatible to nearby buildings, the streetscape and the precinct character.
- Canopies, verandahs and awnings should be partly or fully transparent to allow light penetration to the footpath and views back up the building facade, and should be designed to avoid an adverse impact on street trees, allowing for future growth.
- Verandah support posts should be located at least 2 metres from tree pits.
- Weather protection does not need to be provided where it would interfere with the integrity or character of heritage buildings, heritage precincts or streetscapes and lanes.

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Public Spaces

The provision of high quality, readily accessible internal and external spaces form an integral part of the public domain. Public spaces include streets and lanes, public parks and gardens and privately owned plaza, forecourts, arcades and atria, and parks and gardens that are used by the public.

It is policy that a proposed development is designed and is assessed against the following requirements, as appropriate:

- Encourage development to provide for high quality public spaces.
- Discourage public space at street intersections to reinforce the form of the city grid.
- Discourage small narrow spaces, alcoves and recesses that lack a clear public purpose.
- Encourage atria where they link different elements of building complexes or link new additions to historic buildings or improve the energy efficiency of the building.
- Atria, arcades and through building links should be publicly accessible during normal business hours, with longer hours encouraged. Other spaces should be publicly accessible 24 hours a day.

- Facades adjoining public spaces should be designed to maintain the continuity of the streetscape and provide active uses and passive surveillance.
- Clear views should be provided through to the other end of a covered public space to encourage pedestrian use.
- Natural lighting should be maximised in covered public spaces.
- Public open space should have a northerly aspect.
- The design and finishes in arcades and atria should provide a high level of noise absorption.
- Shopfronts fronting public spaces should be attractive and secure when the shops are closed. Roller shutters should not be used.
- Development of new or upgrading of existing open space should comply with the City of Melbourne's design standards.
- Provision should be made for facilities such as seating, litter bins, tables, drinking fountains and planters where appropriate.

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Access and Safety

It is policy that access and safety issues in public space design are assessed against the following standards as appropriate:

- Access to car parking and service areas should minimise impact on street frontages.
- The storage of refuse and recyclable material should be provided off-street and be fully screened from public areas.
- Streets and public spaces should be fronted by active uses to increase interest, use, and the perception of safety.
- On major streets and other areas of pedestrian activity, windows at ground floor level should be maximised to provide surveillance.
- Lighting should be provided to improve safety.
- Alcoves and spaces that cannot be observed by pedestrians are not supported.

Policy References

Grids and Greenery – The character of inner Melbourne (1987)

Places for People (1994)

Vision for the Yarra Corridor (1998)

Central City Planning and Design Guidelines (1991)

Strategy for a Safe City 2000-2002 (2000)

The Southbank Structure Plan 2010

Central City Built Form Review Synthesis Report, Department of Environment, Land, Water and Planning, April 2016