

21.05

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GC81

BUILT FORM

This section details objectives and strategies for *Built Form* under the themes of:

- Heritage
- Urban Structure and Character
- Urban Design and the Public Realm
- Physical Infrastructure

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Heritage

Key Issues

- Port Phillip’s heritage places are among the most significant in Melbourne and include both built form elements and the natural environment.
- All heritage places need to be recognised and protected, and new development in heritage areas needs to be sympathetically integrated with existing buildings so that it makes a positive contribution to the heritage value of the municipality.
- The incremental loss of contributory buildings (through demolition) within heritage areas has and will continue to affect the integrity of these places.
- Port Phillip’s cultural heritage encompasses buildings, public places and spaces, and heritage landmarks and icons, and the way in which they interact creates a ‘sense of place’. The elements which make a place unique need to be protected and enhanced.
- The City of Port Phillip has an important pre-European settlement history, including sacred sites, places and objects. New use and development needs to be appropriately managed to ensure it does not adversely affect its heritage significance. The City of Port Phillip has a role in providing a setting and context for significant heritage buildings located at the boundaries of adjoining municipalities, including the Victorian Heritage listed Shrine of Remembrance.
- Port Phillip’s industrial heritage is an important contributor to understanding the history of the area. Within the Fishermans Bend Urban Renewal Area, large-scale buildings exist which could provide suitable spaces for adaptive re-use.

Objectives and strategies

- 1. To conserve and enhance the architectural and cultural heritage of Port Phillip.**
 - 1.1 Protect, conserve and enhance all identified significant and contributory places, including buildings, trees and streetscapes.
 - 1.2 Protect the original subdivision patterns within heritage places.
 - 1.3 Support the restoration and renovation of heritage buildings and discourage their demolition.
 - 1.4 Encourage high quality design that positively contributes to identified heritage values.
 - 1.5 Ensure that new development respects and enhances the scale, form and setbacks of nearby heritage buildings.
 - 1.6 Encourage urban consolidation only where it can be achieved without affecting heritage significance.
 - 1.7 Protect the identified significant heritage features and qualities of Port Phillip’s gardens and parks.
 - 1.8 Ensure that development in public spaces is consistent with the identified heritage characteristics of Port Phillip’s heritage places.
 - 1.9 Maintain the visual prominence of historic buildings, local landmarks and icons.
 - 1.10 Conserve, enhance and recover the traditional character of laneways and narrow streets.
 - 1.11 Preserve significant heritage bluestone kerb and channelling, bluestone laneways and significant concrete kerb and channelling.
 - 1.12 Discourage new vehicle crossings in Heritage Overlay areas.
 - 1.13 Protect and encourage adaption of industrial heritage buildings in the Fishermans Bend Urban Renewal Area.
- 2. To protect and sensitively manage indigenous cultural heritage.**
 - 2.1 Protect sites of identified indigenous cultural heritage significance by requiring the preparation of a Cultural Heritage Management Plan, where a proposed development is:
 - A High Impact Activity as defined in the Aboriginal Heritage Regulations 2007.

Located in an area of cultural heritage sensitivity identified in the Aboriginal Heritage Register or the Aboriginal Heritage Regulations 2007.

Located in an area that has not been subject to significant ground disturbance as defined in the Aboriginal Heritage Regulations 2007.

- 2.2 Encourage the installation of high quality interpretive infrastructure for sites and areas of Aboriginal cultural heritage.
- 2.3 Encourage the use of indigenous plant species in rehabilitation works on Aboriginal archaeological sites.
- 3. To protect and sensitively manage the setting and backdrop of the Shrine of Remembrance.**
 - 3.1 Maintain the visual prominence and silhouette of the Shrine of Remembrance.
 - 3.2 Preserve key views and vistas to and from the Shrine of Remembrance.
 - 3.3 Ensure new development is scaled to maintain a respectful setting and backdrop for the Shrine of Remembrance.
 - 3.4 Prevent further built form intrusion on westward views from the Shrine by managing building heights to the west of St Kilda Road.

Implementation

These strategies will be implemented by:

Policy Guidelines

- Applying the Heritage Policy (Clause 22.04) to manage new development in all areas covered by the Heritage Overlay.

Application of Zones and Overlays

- Applying the Heritage Overlay to protect all heritage places including buildings, trees, monuments and sites.
- Applying the Heritage Overlay and Environmental Significance Overlay to protect areas and features of special aboriginal cultural heritage significance.
- Applying the Design and Development Overlay to manage the scale and design of development on land within the setting and backdrop area of the Shrine of Remembrance.

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Urban Structure and Character

Key Issues

- The City of Port Phillip's urban structure is made up of a distinct built form that varies across the City and includes:
 - Places and precincts of cultural heritage significance
 - Established low rise residential areas
 - Traditional retail strips
 - Industrial built forms in mixed use areas
 - Boulevards
 - Laneways and small streets
 - Foreshore and significant open space areas

The diversity of the built form makes a valuable contribution to the attractiveness of Port Phillip as a place to live, work and visit.

- The established residential areas in Port Phillip are distinguished by their low rise urban form. These areas are experiencing pressure from new development due to strong demand for new dwellings, and in particular for medium and higher density housing. This needs to be carefully managed to ensure that the established neighbourhood character is not eroded.

PORT PHILLIP PLANNING SCHEME

- Retail and commercial growth and change within Port Phillip's Major and Neighbourhood Activity Centres, along with the demand for new residential development, needs to be carefully managed to ensure that the unique and valued character of each centre and the surrounding residential areas is protected and enhanced.
- There are opportunities in some areas of Port Phillip to develop a new built form character, based on an identified preferred future character.
- The Fishermans Bend Urban Renewal Area is an area that will transition towards a higher density built form that will vary across each precinct to include a range of building typologies, including infill, row, shoptop, courtyard, perimeter block and podium-tower development.
- Development at increased densities needs to be appropriately managed to ensure that the scale and amenity of adjoining low scale buildings is protected.

Objectives and strategies

1. To reinforce key elements of the City's overall urban structure.

- 1.1 Protect Port Phillip's distinctive physical character, in particular:
 - Identified places and precincts of heritage significance
 - The distinctive low rise scale of the established residential areas
 - The human scale and fine grain heritage streetscapes of traditional retail strips
 - Industrial building forms and styles within the mixed use areas
 - Boulevards, including Brighton Road, Queens Road, St Kilda Road, Kerferd Road, Beach Street, Beaconsfield Parade/Beach Street/The Boulevard, Jacka Boulevard, The Esplanade, Marine Parade, Ormond Esplanade, Broadway, Bay Street and Fitzroy Street
 - Foreshore and significant open space areas
- 1.2 Retain and enhance key landmarks that terminate important vistas, accentuate corner sites and provide points of interest and orientation, including:
 - The Shrine of Remembrance
 - Panoramic views of Port Phillip Bay and the coastline
 - Distant views of high rise buildings in Melbourne's Central City, Southbank and in parts of the Fishermans Bend Urban Renewal Area
 - St Kilda Road
- 1.3 Ensure development reflects the change in topography from the rise at St Kilda Hill to the flatness of South Melbourne and Port Melbourne to the northwest and Elwood to the south.
- 1.4 Retain the contrast of higher-rise 'city form' of Melbourne's Central City, Southbank and parts of the Fishermans Bend Urban Renewal Area against the traditional low-rise built form of Port Phillip.
- 1.5 Ensure higher built form areas within the Fishermans Bend Urban Renewal Area transition effectively to low-rise areas immediately surrounding the urban renewal areas.
- 1.6 Retain the long stretches of sandy beach combined with the seaside resort and maritime architecture of its environs to reflect Port Phillip's traditional role as a seaside destination, and a major metropolitan recreational and environmental resource.
2. **To protect and enhance the varied, distinctive and valued character of neighbourhoods across Port Phillip.**
 - 2.1 Require new development to respect the character of the local area, having regard to the neighbourhood character descriptions in the Design Manual, or preferred character statements in a Design and Development Overlay, approved Urban Design Framework or Urban Design Policy.
 - 2.2 Require design responses to show how contributory heritage buildings outside the Heritage Overlay have been considered, where they form part of the neighbourhood character (these buildings are identified on the City of Port Phillip Neighbourhood Character Policy Map).
3. **To ensure that the height and scale of new development is appropriate to the identified preferred character of an area.**
 - 3.1 Identify areas where a new built form character will be created and areas where the existing built form character should be maintained.
 - 3.2 Retain the differentiation in building scales between areas, consistent with any preferred built form character.
 - 3.3 Require new development to respect the preferred character of an area, having regard to preferred character statements in a Design and Development Overlay, approved Urban Design Framework or Urban Design Policy.

PORT PHILLIP PLANNING SCHEME

- 3.4 Ensure that the scale, massing and bulk of new development respects the scale and form of nearby buildings in areas where the existing built form character is to be retained.
- 3.5 Require new development to respect and not detract from the scale, form and setbacks of nearby heritage places in the Heritage Overlay.
- 4. To retain Port Phillip's fine grain street pattern.**
- 4.1 Protect and enhance the built form, character and function of laneways and the laneway system as a significant element of the City's built form.
- 4.2 Ensure new development reinforces or reinstates and extends the fine grain pattern of streets and lanes.
- 5. To maintain significant trees and vegetation as a key element of Port Phillip's character.**
- 5.1 Ensure the retention of all significant trees within Port Phillip, including the established mature trees that line Port Phillip's streets and the significant trees in the private realm, where they form part of the neighbourhood character. A significant tree is:
 - a tree with a trunk circumference greater than 1.5 metres when measured 1 metre from its base; or
 - a multi-stemmed tree where the circumference of its exterior stems equals or is greater than 1.5 metres when measured 1 metre from its base.
- 5.2 Ensure adequate protection is provided to significant trees through the appropriate siting and design of new development.
- 5.3 Encourage opportunities for planting large trees and landscape areas in new development.
- 6. To protect and enhance the distinctive and valued character of the traditional retail strips across Port Phillip.**
- 6.1 Ensure that the higher built forms directed to Major Activity Centres and the Ormond / Glen Huntly Road (Elwood) Neighbourhood Activity Centre, respects and does not dominate the heritage values and human scale of the traditional retail strip.
- 6.2 Ensure new development in Neighbourhood Activity Centres is consistent with the existing scale and character of the centre.
- 7. To protect streetscape characteristics of the established residential areas.**
- 7.1 Retain the low-rise scale of established residential areas.
- 7.2 Ensure facades that are detailed to provide visual interest and reduce the visual bulk of the building.
- 7.3 Encourage door, window openings and building detailing to respond to the streetscape character.
- 7.4 Encourage roof forms, which may include roof pitch, materials, scale and height, to respond to the streetscape character:
 - In a streetscape with consistent roof forms, new residential development generally incorporates a similar roof form if visible from the front (principal) street.
- 7.5 Within the Neighbourhood Residential Zone, development should only achieve:
 - The maximum building height where this is demonstrated to be generally consistent with the site context and existing / preferred neighbourhood character of the area.
- 7.6 Encourage residential development to respect and be consistent with the prevailing streetscape scale:
 - In a streetscape with a consistent building scale, the height of any new residential development is the same or no more than 1 storey higher than the lower of the adjoining dwellings, with a maximum building height of 3 storeys. The additional storey should be sited and massed so that it does not dominate the streetscape or cause any adverse amenity impacts.
 - In a streetscape with a diverse building scale, the height of any new residential development is generally no more than 1 storey above the height of the lower adjoining buildings, with a maximum building height of 3 storeys.
- 7.7 Retain established trees and vegetation in the front and side setbacks where these are important elements of the neighbourhood character.
- 7.8 Ensure car parking spaces and structures are sited and designed to minimise their impact on the streetscape.
- 7.9 Where a new cross over is considered appropriate, generally allow one crossover per property provided there is no loss or disturbance of a street tree, where they form part of the streetscape character.
- 7.10 Ensure the formal road and subdivision patterns that help characterise the neighbourhoods are reflected in new development.
- 8. To ensure new higher density development is responsive to the existing scale and form of neighbouring sites.**
- 8.1 Achieve a graduation in building scale and massing between areas of medium and higher density development within activity centres to the traditional low-rise, fine grain scale of established residential areas.
- 8.2 Ensure that new development at increased densities provides a transition in scale to any adjoining lower-rise development.
- 9. To ensure new development minimises any detrimental impacts on neighbouring properties.**
- 9.1 Ensure new development does not unreasonably affect the amenity of adjoining properties by way of overshadowing, privacy, or visual bulk.

- 9.2 Ensure new development does not unreasonably affect the environmental performance of adjoining properties (e.g. overshadowing of solar panels).
- 10. To ensure the built form of development along the foreshore enhances its significance as a natural, recreational and tourism asset.**
- 10.1 Ensure that new development preserves and enhances the predominant low-rise scale of the foreshore, excepting where higher built forms are consistent with any approved Design and Development Overlay or Urban Design Framework.
- 10.2 Ensure there is no overshadowing of any part of the foreshore between 10.00am and 4.00pm on 22 June (Winter Solstice).
- 10.3 Ensure all development within the view shed of the foreshore is designed to respect the established cultural, heritage, recreational and environmental values of the foreshore public realm.
- 10.4 Protect flora and fauna, water quality and ecosystems on the foreshore.
- 10.5 Explore innovative approaches to landscape design and construction, including greater use of indigenous plant species and recycled materials.
- 11. To acknowledge the new and evolving built form character of the Fishermans Bend Urban Renewal Area.**
- 11.1 Ensure new development provides opportunities for higher density development, a varied urban form and good pedestrian amenity.
- 11.2 Ensure new development considers the potential impacts on the environmental performance and amenity of adjoining properties by way of overshadowing, privacy, or visual bulk.
- 11.3 Ensure that the development achieves design excellence through best practice urban design, landscape architecture and architecture.
- 11.4 Ensure development contributes to the preferred future character and creation of distinct neighbourhood precincts.
- 11.5 Deliver diversity of built form typologies, including low, medium and high rise buildings at a range of densities to provide housing diversity to support the creation of a diverse and inclusive community.

Implementation

These strategies will be implemented by:

Policy Guidelines

- Applying the Heritage Policy (Clause 22.04) to manage new development in all areas covered by the Heritage Overlay.
- Applying the Urban Design Policy for Non-Residential and Multi-Unit Residential Development (Clause 22.06) to encourage new development to respond to the site and its context, contribute positively to neighbourhood character, be energy efficient and minimise detrimental impacts on neighbouring properties.
- Applying the St Kilda Foreshore Area Policy (Clause 22.09) to ensure that new use and development achieves the objectives and strategies set out in the St Kilda Urban Design Framework 2002.

Application of Zones and Overlays

- Applying the Design and Development Overlay to areas of local and regional significance such as the foreshore, the Shrine of Remembrance environs, residential growth areas, and key activity centres to ensure that the design and built form of new development achieves strategic objectives for these areas.

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Urban Design and the Public Realm

Key Issues

- New development should make a positive contribution to the overall character of Port Phillip through the design and setting of private buildings and public spaces, parks and gardens, infrastructure provisions and maintenance of civil infrastructure assets. These factors impact on the general appearance and attractiveness of an area, and Port Phillip relies upon the attractiveness of all parts of its city to ensure a pleasant living, working and recreation environment.

- It is important to ensure that Port Phillip's public environment, buildings and infrastructure are accessible to all people.
- It is important to ensure that new development within Port Phillip respects important public realm areas of adjoining municipalities.

Objectives and strategies

- 1. To ensure the design of new development is of a high quality and enhances the amenity, comfort, safety and visual amenity of the public realm.**
 - 1.1 Ensure buildings present an appropriate human scale and detail to the street frontage.
 - 1.2 Ensure that the design of buildings and public spaces supports a safe and attractive public environment.
 - 1.3 Encourage the provision of weather protection in retail and commercial areas.
 - 1.4 Encourage active street frontages at ground floor level in retail and mixed use areas.
 - Retail areas, through predominantly clear glazing from footpath level to a height of 2 metres with pedestrian entries at least every 15 metres (every 6 to 10 metres within the Fishermans Bend Urban Renewal Area).
 - Commercial and mixed use areas, through at least 50% clear glazing between a height of 1 metre and 2 metres above footpath level with pedestrian entries at least every 30 metres (every 10 to 25 metres within the Fishermans Bend Urban Renewal Area).
 - Within the Fishermans Bend Urban Renewal Area residential entrances should be no wider than 4 metres on primary active streets.
 - 1.5 Encourage integrated urban art in the design of all new development.
 - 1.6 Require solar panels, satellite dishes, air conditioning units and other building equipment to be located so that they are as visually unobtrusive in the public realm as possible.
- 2. To encourage the provision of universal access in new development.**
 - 2.1 Encourage applicants to take into account the access needs of all people in the design of new buildings.
- 3. To ensure new development provides a positive contribution to the public realm.**
 - 3.1 Encourage developers to make a contribution towards streetscape improvements.
 - 3.2 Encourage opportunity for social interaction at interfaces between the public and private realms, and spaces and facilities within multi-storey residential developments.
 - 3.3 Protect important public realm areas from overshadowing in mid winter including the foreshore, Bay Street and Rouse Street in Port Melbourne and the Esplanade and Fitzroy Street in St Kilda.
 - 3.4 Ensure that new development minimises impacts on the public realm in terms of overshadowing, wind tunnelling and appearance.
 - 3.5 Improve the quality, consistency, efficiency and application of lighting in the public realm.
 - 3.6 Retain and increase street tree planting.
 - 3.7 Ensure an integrated approach to the future development of the St Kilda Foreshore area, through improvements to the public domain and managing the interface of the public domain and private realm.

Implementation

These strategies will be implemented by:

Policy Guidelines

- Applying the Urban Design Policy for Non-Residential and Multi-Unit Residential Development (Clause 22.06) to encourage new development to respond to the site and its context, contribute positively to neighbourhood character, be energy efficient and minimise detrimental impacts on neighbouring properties.
- Applying the Outdoor Advertising Policy (Clause 22.08) to ensure that signage is appropriate to its setting.
- Applying the St Kilda Foreshore Area Policy (Clause 22.09) to ensure that new development and use achieves the objectives and strategies set out in the 'St Kilda Foreshore Urban Design Framework 2002'.

Application of Zones and Overlays

- Applying the Design and Development Overlay to areas of local and regional significance such as the foreshore, the Shrine of Remembrance environs, residential growth areas, and key activity centres to ensure that the design and built form of new development achieves the strategic objectives for these areas.

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Physical Infrastructure

Key Issues

- Physical infrastructure includes roads, footpaths, cycle-ways, kerbs and channels, street furniture, signage, street trees, bridges, Council-owned buildings and open space areas, drainage, playgrounds, and waste and recycling facilities.
- Planning for the provision of new infrastructure will need to consider the impacts of an increasing population in order to meet the needs of the current and future population of all abilities, as well as visitors.
- It is important that infrastructure is carefully designed to minimise environmental impacts on the bay and waterways. It is also important that damage to physical infrastructure is minimised through the appropriate design and siting of new development.
- The primary goal for stormwater management in the City of Port Phillip is to develop and maintain ecologically sustainable waterways including Albert Park Lake and the Bay, and protect recognised values associated with these waterways whilst minimising adverse flooding. On-site retention of stormwater is therefore important.

Objectives and strategies

- 1. To ensure existing and new infrastructure is sustainable and meets the needs of residents, workers and visitors – current and future.**
 - 1.1 Provide quality physical infrastructure that is appropriate, accessible, responsive and sustainable to the community.
 - 1.2 Encourage the use of sustainable materials, including recycled materials, in the design and construction of physical infrastructure.
 - 1.3 Require new development to contribute to or provide new infrastructure, or improve existing infrastructure: identify the land, works, facilities and services required by new development and set out the arrangements for their funding and provision in regard to the impact of proposed development on existing infrastructure, Council's policies and the policies of the Victorian Government, accepted standards of service provision, and the type and capacity of infrastructure already in place.
 - 1.4 Ensure that the planning and maintenance of physical infrastructure is accessible to people of all abilities.
- 2. To improve the quality of all stormwater discharged into Port Phillip Bay.**
 - 2.1 Reduce stormwater run-off in the design of new developments by measures including limiting the extent of impervious area and managing both stormwater quality and quantity from the site.
- 3. To reduce the effects of stormwater discharge, in terms of pollution and flooding.**
 - 3.1 Promote water sensitive urban design principles in the design of public infrastructure.
 - 3.2 Require Environmental Management Plans for large developments.
- 4. To minimise damage to physical infrastructure (including trees) from new development.**
 - 4.1 Ensure that new development is appropriately designed and sited to minimise damage to existing and proposed physical infrastructure.
 - 4.2 Ensure works, including road works and footpath treatments, minimise the impact on tree roots.

Implementation

These strategies will be implemented by:

Policy Guidelines

- Applying the Urban Design Policy for Non-Residential and Multi-Unit Residential Development (Clause 22.06) to encourage new development to retain stormwater for reuse on the site.
- Applying the St Kilda Foreshore Area Policy (Clause 22.09) to ensure that new development minimises the impact on the environment, in relation to stormwater management and sediment control.

Application of Zones and Overlays

- Applying the Development Contributions Plan Overlay to the Fishermans Bend Urban Renewal Area to facilitate the provision of physical infrastructure.