15.01   **BUILT ENVIRONMENT**
31/07/2018
VC148

15.01-1S
31/07/2018
VC148

Urban design

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-1R
31/07/2018
VC148

Urban design - Metropolitan Melbourne

Objective

To create a distinctive and liveable city with quality design and amenity.

Strategies

Support the creation of well-designed places that are memorable, distinctive and liveable.

Integrate place making practices into road space management.

Strengthen Melbourne's network of boulevards.

Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.

Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

15.01-1L-01 Urban design – Kingston

02/05/2024
C203king

Strategies – General

Enhance the public realm through contemporary open spaces and the use of public art.

Encourage contemporary architectural expression throughout all facets of development.

Create new views, vistas and landmarks, where possible and appropriate.

Integrate infrastructure with its surroundings so it is not visually dominant or unduly visually obtrusive.

Design buildings to interact with the public realm and communal areas by providing entrances, windows and the like that maximise movement and surveillance.

Encourage passive surveillance over pedestrian and bicycle paths through appropriate siting and design.

Support enhancements to overcome the barriers presented by the railway line and Nepean Highway through improved signage, safety measures and major infrastructure works.

Achieve a high standard of amenity in new development while maintaining or enhancing the amenity of adjoining development.

Design building height, setbacks and massing to maximise solar access to within new development and adjoining land.

Integrate balconies and roof decks with buildings to provide minimal visual impact when viewed from the street and surrounding area.

Strategies – Industrial development

Encourage development of all industrial land to provide high quality and well landscaped industrial estates.

Retain trees that have been identified as significant in the development of new industrial estates and the redevelopment of older industrial areas.

Improve environmental performance of industrial precincts through landscaping, building design and construction.

Facilitate provision of cycling, walking and public transport infrastructure within and between industrial areas and surrounding residential areas.

15.01-1L-02   Signs

Strategies – General

Discourage the display of animated signs, sky signs, panel signs, major promotion signs, pole signs, bunting signs, inflatable and blimp signs, high wall signs, and V-board signs to reduce visual clutter.

Facilitate signs that result in an overall improved presentation of a building or site.

Discourage signs that dominate the building to which it is fixed or the property on which it is sited.

Discourage the display of above-verandah V-board signs.

Encourage signs that complement existing architectural forms, integrate with the architecture or are placed on blank wall surfaces.

Encourage wall or fascia signs to be directly applied to the building and where projection occurs it should be minimal and vertically orientated (i.e. the height of the sign being greater than the width).

Encourage signs to be orientated either vertically or horizontally unless it can be demonstrated that an alternative orientation is appropriate due to the design of the sign or the area to which it is to be displayed.

Encourage signs to be sited within the overall building facade, rather than siting above the building line, protruding from the building into the skyline or extending beyond any edge of its host building.

Limit the display of above-verandah and upper level façade signage.

Reduce visual clutter through the display of fewer, more effective signs and where possible, encouraging new signs to be consolidated with existing signs.

Policy guidelines – General

Consider as relevant:

- Avoiding large supporting frameworks for signs.

- Avoiding the location of signs to face residential uses or the entrance to residential streets, unless the host building or site is in a residential area and the sign is on the frontage of the site.

- Limiting permanent signs on display windows to cover no more than 25 per cent of the display window.

- Incorporating measures to conceal any external lighting, electrical cables, conduits, supporting structures and other equipment associated with the signage, which detracts from the appearance of a building.

- Supporting signs on walls that do not cover the architectural features or detailing of a building and are sized in proportion with parapets, panels, windows and wall areas.

- Designing high-wall signs to have a minimal projection and a vertical orientation.

- Ensuring signs are not duplicated.

- Sharing sign space between multiple occupancies of a building.

Strategies – Shopping and commercial areas

Encourage signs that are consistent with signage themes or patterns in the area.

Discourage signs that prevent views to ground level display windows.

Discourage the proliferation of above-verandah signs and upper level façade signs, particularly in areas with no or minimal existing above-verandah signage.

Discourage upper façade or above-verandah signs particularly where the building is used for residential purposes, such as shop-top housing and on larger mixed retail and residential developments.

Discourage the display of pole signs unless:

- Set back from the street.

- Located within the setback area.

- Contained within the site.

- Limited to one per frontage.

Encourage a coordinated and consistent approach to the design and location of signs in shopping centres.

Strategies – Industrial and office areas

Discourage promotion signs on perimeter fences promoting goods and services supplied on site.

Encourage a coordinated approach to advertising within large industrial areas and buildings with multiple occupancies including:

- Signs for individual businesses in joint occupancy buildings to be of a uniform size, shape and presentation.

- Consolidated business directory signs in industrial estates and shared occupancy areas.

Encourage signs that enhance the appearance of industrial buildings through their design, scale and location.

Support the display of pole signs that are:

- Set back from the street.

- In scale with the built form of the area.

- Limited to one per frontage.

Strategies – Restricted retail areas

Encourage signs to be sited to a non-residential street frontage and their appearance to be softened by landscaping.

Support the display of pole signs that are:

- Set back from the street.

- In scale with the built form of the area.

- Limited to one per frontage.

Strategies – Residential areas

Limit signs to identify premises as necessary and discourage signs from facing directly towards adjoining residences.

Policy guidelines – Residential areas

Consider as relevant:

- Limiting signs to one per frontage.

- Including landscaping to minimise the impact of signage.

- Orientating freestanding signs to be parallel to the street or frontage.

- Encouraging signs of a small, respectful scale, located to be clearly visible.

Strategies – Heritage places and precincts

Discourage above-verandah signs on heritage buildings.

Discourage illuminated signs on heritage buildings or in heritage precincts.

Discourage painting of signs on unpainted masonry walls of heritage places.

Discourage display of business identification signs that include prominent business logos on heritage buildings and in heritage precinct areas.

Encourage the retention of surviving signs of historic value, including permanent lettering cut into stone or in raised cement render, painted signs and the like.

Strategies – Non-urban and green wedge areas

Discourage signs on vacant or public land where they intrude on the amenity and appearance of the surrounding area.

Strategies – Public land

Design signs on public land to have minimal impact on surroundings.

Limit signs on sporting grounds and grandstands that would be visible from surrounding parkland.

Strategies – Main road areas

Limit promotion signs to not be greater in size than or extend beyond any edge of host buildings.

Support the display of sky signs or major promotional signs where they will not:

- Dominate the skyline or landscape.
- Contribute to or create visual clutter.

Strategies – Major promotion signs

Discourage major promotional signage.

Limit major promotion signs to areas within the municipality where other major promotion signs are already located.

Discourage the siting of major promotion signs in locations oriented to and visible from open space areas, parkland or residential areas.

Support the display of major promotion and promotion signs at focal points such as major or regional commercial centres on main roads, industrial estates or on major transport routes, where they are in scale with the built form of the immediate locality.

Strategies – Creative signs

Support signage with creative or artistic merit that will make a significant positive contribution to the streetscape and character of the locality.

Encourage the development of innovative signage that is appropriate to its setting including signs:

- Related to historical, cultural or architectural themes found in the locality.
- Designed by local artists, with artistic or sculptural merit and high visual quality.
- That recreate or reinterpret a known earlier historic sign.
- Consistent with a theme or character of a particular neighbourhood or locality.

Strategies – Illuminated signs

Limit the impact of illuminated signs on the character and amenity of the area.

Policy guidelines – Illuminated signs

Consider as relevant:

- Designing illuminated signs in residential or sensitive use areas (where illumination is deemed necessary) to ensure:

  – There is no glare or light spillage.

  – Any lighting equipment is concealed from view.

  – Signs are only illuminated during the premises operating hours.

- Designing illuminated signage to be no more than 3.7 metres above pavement level or located in a display window (neon type).

- Limiting high-wall or above-verandah signs to:

  – Areas where such a pattern is already generally established and approved.

  – Signs with a minimal projection and a vertical orientation.

15.01-1L-03   Design in Substantial Change areas - Kingston

02/05/2024
C203king

Policy application

This policy applies to the development of land in areas shown as Substantial Change on the Residential Framework Plan at Clause 02.04.

Objective

To encourage housing intensification in substantial change areas that makes a positive contribution to the area and allows for greater housing change.

Strategies

Neighbourhood Renewal Areas

Support site consolidation to facilitate development that makes efficient use of land.

Locate car parking in basements limit the visual impact of car parking on the streetscape.

Provide articulated facades and soften visual bulk with landscaping, materials, breaks and recesses in built form.

Support building design on busy or arterial roads that manages the impact of traffic on apartments by providing a buffer such as winter gardens, adjustable screens to balconies and windows and landscaping.

Support the seamless integration of shading or overlooking devices into the design response.

Support development that avoids deep cantilevered forms and wedding cake profiles.

Mixed Use Areas

Provide contemporary, mixed-use development with active street frontages, and street walls that respond to the alignment pattern and grain of development in the precinct.

Support development that addresses potential amenity impacts from non-residential uses in the precinct through measures such as siting, orientation, building materials and architectural treatments.

Encourage the incorporation of commercial uses, or floor space that can be converted for commercial uses when required.

Ensure that mixed use development is designed to manage potential conflicts between residential and non-residential uses within the building.

Limit new front fences.

Policy guidelines

Consider as relevant:

- The use of separate entrances and building services for residential and non-residential uses
- The location and design of commercial services and infrastructure, and proximity to sensitive residential areas within the building.

15.01-1L-04   Landscape design - Kingston

02/05/2024 --/--/----
C203king Proposed GC246

Policy application

The following objectives and strategies apply to residential development assessable by Clause 54, Clause 55, Clause 58 and land in residential areas identified in the Residential Framework Plan at Clause 02.04, excluding land in the Suburban Rail Loop (SRL) East Structure Plan Areas.

Objective

To ensure development maximises opportunities for landscaping, including trees.

Strategies

Retain existing trees and space around them to ensure survival, particularly indigenous and native trees.

Support building and basement design that maximises the availability of deep soil and opportunities to retain trees and plant new vegetation and in ground canopy trees.

Encourage street setbacks that can accommodate large and medium sized trees.

Promote understorey planting below trees to provide a layered greenery outcome.

Support development that provides landscaping treatments on balconies, roofs and walls that maximises the greening of buildings.

Promote building siting that enables the retention of street trees.

Maximise landscaping opportunities in street setbacks by limiting hard and impervious surface areas, including basement ramps, driveways, paths and paving.

Policy guidelines

Consider as relevant (excluding apartment development):

- Planting trees with heights and spreads of small, medium and large canopy trees at maturity; and the required soil volume and minimum area required for tree planting in ground in accordance with Table 1.

- Trees close to each other may have 50% of in ground soil area reduced for each subsequent tree.

- Where trees cannot be planted in ground, locate in planters with adequate soil volume in accordance with Table 2.

Table 1: Tree sizes, required soil volumes and minimum in ground area requirements

Size of tree	Mature height	Mature canopy spread	Canopy area at maturity	Minimum area required in ground	Minimum dimension
Small	6-8 metres	4m	12.5m^2	4m^2	2m
		5m	19.6m^2	6m^2	
		6m	28.3m^2	9m^2	3m
		7m	38.5m^2	12m^2	
		8m	50.3m^2	16m^2	
Medium	8-12 metres	9m	63.7m^2	20m^2	
		10m	78.5m^2	25m^2	
		11m	95m^2	30m^2	
		12m	113m^2	36m^2	
Large	12 metres+	13m	132.7m^2	42m^2	
		14m	154m^2	48m^2	

Table 2: Tree sizes and above ground planter depth requirements

Size of tree	Mature canopy spread	Minimum depth of planter soil	Required soil volume
Small	4m	1m	7.5m^3
	5m		11.8m^3
Medium	6m		16.9m^3
	7m		23.1m^3
	8m		30.2m^3
	9m		38.2m^3

Size of tree	Mature canopy spread	Minimum depth of planter soil	Required soil volume
Large	10m	1.5m	70.6m^3
	11m		85.5m^3
	12m		101.7m^3
	13m		119.4m^3
	14m		138.6m^3

Objective

To support development that contributes to urban cooling and greening.

Strategies

Where the removal of existing trees is unavoidable, provide replacement trees.

Provide shade to hardscaped areas wherever possible.

Policy guideline

Consider as relevant:

▪ The provision of three replacement trees for every tree removed.

Policy document

Consider as relevant:

▪ Kingston Cooling Strategy: Creating a cool Kingston (2020)

Policy application

The following strategies apply to the development of land in areas shown as Substantial change on the Residential Framework Plan at Clause 02.04.

Strategies

Neighbourhood Renewal Areas and Mixed Use Areas

Encourage the planting of native and indigenous trees and vegetation.

Encourage the planting of large native trees when sites redevelop, in particular within common garden areas on the ground level.

Provide connections with public open space and communal garden areas from the private realm.

Provide tree planting and terraced landscaping to front setbacks to break up visual bulk.

Integrate planter boxes to balconies, podiums and roof tops for increased greening, screening and natural shade.

To communal podium and rooftop gardens, provide terraced landscaping and tree canopy cover.

Encourage the integration of green walls and green facades to break up visual bulk.

Incorporate where possible, green roofs.

Where tall fencing or building façade is provided along main roads, complement with tree planting, vegetation or alternative greening such as climbing vines visible from the public realm.

Provide landscaping that maintains clear sightlines to entrances, along pedestrian paths and within communal open space.

15.01-2S
01/01/2024
VC250

Building design

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.

- On-site renewable energy generation and storage technology.

- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

15.01-2L
30/06/2022
C200king

Environmentally sustainable development

Policy application

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

Facilitate development that minimises environmental impacts.

Encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development.

- Responds to site opportunities and constraints.

- Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- Building Orientation.

- Shading to glazed surfaces.

- Optimising glazing to exposed surfaces.

- Inclusion of or space allocation for renewable technologies.

Integrated water management

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of low-toxicity materials.

Minimise noise levels and noise transfer within and between buildings and associated external areas.

Transport

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reuseable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

Policy guidelines

Consider as relevant:

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 3 - 9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 1000 square metres and 2499 square metres.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than 2499 square metres.

Non-residential

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of 1000 square metres to 2499 square metres.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 2499 square metres.

Mixed use

Applicable assessments for the residential and non-residential components of the development.

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')
- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)

- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)

- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)

- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)

- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018)

Commencement

This policy does not apply to applications received by the responsible authority before 18 October 2018.

Expiry

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions.

15.01-3L
02/05/2024
C203king

Building design - Kingston

Objective

To support well-designed development that makes a positive contribution to the streetscape and public realm.

Policy application

The following strategies apply to all residential development.

Strategies

Support development with well-designed basement entries to the street by:

- Providing vehicle entries from secondary street frontages where available.

- Designing vehicle entries that are separate to, and less prominent than the primary pedestrian entry to the building.

- Integrating basement entries within the building façade to minimise the appearance of a large void from the street.

Locate and design site services and infrastructure to minimise their visibility and impact on street frontages and sensitive interfaces.

Support building design that limits the design palette to a select number of colours and quality materials to avoid visual clutter.

Support development with low or no front fencing, to maximise passive surveillance and interaction between the private and public realm.

Support the softening of driveways and shared laneways with material changes, vegetation and trees to avoid a 'gun barrel' effect.

Ensure driveways and basement ramps do not dominate the street by minimising hard surfaces and incorporating planter boxes or landscaped garden beds.

Development that is accessed from a shared driveway or laneway should be designed to:

- Incorporate passive surveillance opportunities to the driveway or laneway.

- Limit the visual dominance of garages and incorporate habitable room windows at ground level.

- Make provision for landscaped areas along driveways and laneways where possible to reduce hard surface areas and soften the appearance of the accessway and built form.

Policy application

The following objective and strategies apply to residential development assessable by Clause 54, Clause 55 and Clause 58.

Strategies

Support roof decks on dwellings and residential buildings in Incremental change - Coastal Suburban 1, 2 and 3, Incremental change - Urban Contemporary 2, Increased change - Garden Urban, Increased change - Patterson Lakes Urban Waterways, and Substantial change - Neighbourhood Renewal Areas 1, 2 and 3, which are:

- Designed and constructed to integrate with the style and form of the building and are visually unobtrusive.

- Designed to limit views into secluded private open space and habitable room windows of adjacent dwellings.

- Set back at least 2 metres from the roof edge immediately below on all sides to minimise the visual impact on the street and adjoining properties.
- Accessed by a structure that is designed and located to have minimal impact on the street and adjoining properties, does not enclose any useable floor space and does not exceed 2.4 metres in height (measured from floor level at the point of access to the roof deck).

Support building design that orientates views from dwellings to non-sensitive land uses.

Support ground level apartments that:

- Provide dwellings entries direct to the street where appropriate;
- Limit front fencing height to a maximum of 1.5 metres; and
- Incorporate at least 50% permeability to front fencing and landscaping to front boundary treatments.

Support two dwellings side by side (duplex arrangements), facing the street that:

- Integrate development with the street at ground level by incorporating habitable room windows facing the street.
- Limit the visual dominance of garage doors and hard surface areas.
- Provide a side boundary setback where boundary to boundary development is not a predominant feature in the streetscape.

Support development that includes measures to limit visual bulk. These measures include:

- Discernible visual breaks at the upper levels of townhouses sited in tandem arrangements along the length of sites.
- Articulation that responds to sensitive interfaces by using breaks and recesses in built form.
- Limiting the use of cantilevered built form.

On deep sites, support apartment development that:

- Articulates or provides breaks to long sections of built form down the length of the site to break up visual massing.
- Integrating landscaping within the built form, such as green walls and planter boxes on balconies to soften buildings.

Where tall fencing is proposed for development abutting land in a Transport Zone 2, ensure that dwelling entries are visible from the street and front fencing is complemented with tree planting and vegetation that is visible from the public realm.

Policy guidelines

Consider as relevant:

- The design and materials of garage doors that add visual interest and limit the prominence of garage doors in a building façade visible to the street.
- The location of habitable rooms and windows at ground level should be designed and arranged to break up continuous or large expanses of garage doors.

Objective

To support development that provides a high-level of amenity for residents.

Strategies

Support 'reverse living' arrangements (i.e. where living areas are at the upper level and secluded private open space is a balcony or roof-top area) where the development is adjacent to public open space or landscaped communal open space within the site and where living room windows and secluded private open space do not require screening treatments.

Design and locate secluded private open space to maximise its useability, free of services such as air conditioning units or storage sheds.

Support development that incorporates light coloured roof materials and light coloured, permeable paving materials.

Limit the need for overlooking treatments, and where it is required, it should be innovatively designed to maximise internal amenity, including outlook opportunities.

Design dwellings with functional layouts that provide appropriately sized living, dining, and kitchen areas to meet the needs of future residents.

Provide external shade to windows.

Moderate room depth and provide internal ceiling heights that maximise daylight access.

15.01-3S
01/01/2024
VC250

Subdivision design

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.

- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.

- Creating neighbourhood centres that include services to meet day to day needs.

- Creating urban places with a strong sense of place that are functional, safe and attractive.

- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.

- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.

- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.

- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.

- Reduce car dependency by allowing for:

  - Convenient and safe public transport.

  - Safe and attractive spaces and networks for walking and cycling.

  - Subdivision layouts that allow easy movement within and between neighbourhoods.

  - A convenient and safe road network.

- Minimising exposure of sensitive uses to air and noise pollution from the transport system.

- Being accessible to people with disabilities.

- Creating an urban structure that:

  - Responds to climate related hazards.

  - Incorporates integrated water management, including sustainable irrigation of open space.

- – Minimises peak demand on the electricity network.

- – Supports energy efficiency and solar energy generation through urban layout and lot orientation.

- – Supports waste minimisation and increased resource recovery.

- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.

- Providing all-electric lots.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4S
31/07/2018
VC148

Healthy neighbourhoods

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.

- Streets with direct, safe and convenient access to destinations.

- Conveniently located public spaces for active recreation and leisure.

- Accessibly located public transport stops.

- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4R

Healthy neighbourhoods - Metropolitan Melbourne

Strategy

Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

15.01-5S

Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.

- Underlying natural landscape character and significant vegetation.

- Neighbourhood character values and built form that reflect community identity.

15.01-5L-01   Neighbourhood character – Kingston

This policy applies to land in residential areas identified in the Residential Framework Plan at Clause 02.04 and to development assessable by Clause 54, Clause 55 and Clause 58, excluding land in the SRL East Structure Plan Areas.

Strategies

Encourage development that responds to the spacing of dwellings in the street and provides side setbacks that allow for visual breaks between buildings.

Support the management of sensitive interfaces with landscaping, building setbacks or visual breaks in built form.

On sloping sites support development that minimises excavation and follows the topography of the land.

Support low, permeable or no front fencing on local streets.

Preserve and enhance the special character of Hillston Road, Moorabbin and Ormond Street, Mordialloc.

Policy documents

Consider as relevant:

- *Kingston Housing Strategy and Neighbourhood Character Study (2021)*

15.01-5L-02   Landscape character – Kingston neighbouhoods

Policy application

This policy applies to land in residential areas identified in the Residential Framework Plan at Clause 02.04 and land affected by Schedule 3 to Clause 42.01 Environmental Significance Overlay.

Strategies

Encourage the planting of trees, understorey vegetation and lawn area within the front and rear setbacks.

Support landscaping comprising primarily native and indigenous vegetation.

Use of porous surface material such as gravel, toppings or permeable pavers is encouraged to driveways.

Locate new trees along site boundaries to create continuous spines of interconnected canopy.

Design gardens to follow the natural topography of the land and minimise excavation.

Encourage new development adjacent to wetlands or waterways to incorporate Water Sensitive Urban Design initiatives such as rain gardens and infiltration gardens.

Soften driveways and laneways with material changes and vegetation.

Landscaping including trees and/or garden beds along driveway edges should be provided to discourage car parking in the front setback.

Improve landscape character by accommodating complementary landscaping within new residential developments.

Protect trees that have been identified as significant in the *City of Kingston Register of Significant Trees* (City of Kingston, June 2015).

Ensure that buildings and works do not adversely affect the health, appearance, stability and values of significant trees.

Policy guidelines

Consider as relevant:

- Planting native or exotic species only where they contribute to ecological values or the landscape setting.

Consider as relevant in Coastal Suburban areas:

- Planting 80-90% coastal indigenous species.

Policy documents

Consider as relevant:

- *City of Kingston Register of Significant Trees* (City of Kingston, June 2015)

- *Kingston Landscape Character Assessment: Character Analysis and Landscape Guidelines (2021)*

- *Kingston Cooling Strategy: Creating a cool Kingston (2020)*

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Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.