

15.01

31/07/2018
VC148

BUILT ENVIRONMENT

15.01-1S02/09/2025
VC283**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 and heritage, 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.

15.01-1L21/12/2023
C269yara**Urban Design****Strategies****Public realm**

Support development that creates new public spaces to serve the needs of residents, workers, traders and visitors.

Encourage developments to incorporate public art.

Wind

Minimise the potential for development, particularly taller buildings, to create adverse wind conditions in the public realm at street level through building siting and design.

Weather protection

Support development that provides weather protection of the public realm (including footpaths and plazas).

Projections over a public realm

Discourage development that projects (including internal floor space, balconies and garage doors) into or over a public realm (including a laneway). This does not apply to verandahs/awnings for weather protection and architectural features particularly in commercial areas.

Development adjoining land in a Heritage Overlay

Ensure development provides a transition from any adjoining building with an individually significant or contributory heritage grading, having regard to height, street wall height, setbacks, building form and siting.

Ensure development is sympathetic and respectful design response that does not dominate an adjoining heritage place.

Ensure appropriate materials and finishes complement the area which do not detract from the fabric of the heritage place.

Ensure development adopts a street wall height to the street frontage that is no higher than an adjoining heritage building with an individually significant or contributory grading.

Laneways

Promote development abutting a laneway that:

- Provides a safe and well-lit environment for users of the laneway.
- Reflects the character of the laneway.
- Respects the scale of surrounding built form.
- Retains bluestone laneways.
- Locates primary pedestrian access to the street rather than a laneway, where street access is available.
- Provides clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a laneway.
- Separates pedestrian entries from vehicle entries.
- Provides a ground floor setback from the laneway, where the laneway is too narrow to provide safe access for vehicles and pedestrians.
- Avoids light spill into adjacent private open spaces and habitable rooms.
- Enables all essential services to be provided to the development.

- Retains the public access function of the laneway.
- Provides windows and balconies to facing laneways to enhance surveillance but do not unreasonably overlook neighbouring private open spaces or habitable rooms on the opposite side of the laneway.

Support development that re-establishes laneways through the development site where such links were part of the historic street pattern.

Support development that creates new laneways and pedestrian links that are well integrated with the existing street pattern and improve permeability of sites.

Discourage development that:

- Obstructs existing access to other properties in a laneway.
- Overwhelms the character of a laneway.
- Would result in the use of a laneway for refuse storage.
- Results in garage doors protruding into the laneway.
- Requires multiple vehicle manoeuvres to enter or exit the site.

Boulevards

Support development along Alexandra Parade, Queens Parade, Victoria Parade and Hoddle Street that:

- Maintains the landscaped character comprising avenue trees along Alexandra Parade, Victoria Parade and the south end of Queens Parade.
- Improves the landscape character of Hoddle Street.
- Provides a scale that reflects the context of the boulevard.
- Improves the pedestrian environments and the public realm along boulevards.
- Creates quality building design and reinforces the importance of the boulevard.

Provide a transition in built form between the boulevards and their low-rise, small-lot hinterlands and any low-rise existing residential areas along the boulevards.

Development adjacent to a public open space

Facilitate development that:

- Maintains, improves, or provides pedestrian access to the space.
- Orients windows and balconies to public open space to enhance public safety and the pedestrian experience.
- Relates the scale and siting of a building to the character of the park.
- Provides landscaping that complements the vegetation of the park.
- Provides weather protection of footpaths where practical and appropriate.

Design buildings adjacent to any public open space set aside under clause 19.02-6L to facilitate high quality and accessible public open space

Discourage development that projects (including internal floor space, balconies and garage doors) into or over a public open space.

15.01-1L-01 Signs

21/12/2023
C269yara

Policy application

This policy applies to applications for signs under clause 52.05 (Signs).

Objectives

To encourage signs that make a positive contribution to their host building and the surrounding area.

Strategies

Encourage signs that:

- Are consistent with the character of the area.
- Respect the amenity of the area.
- Are proportioned and designed to complement the host building and site.
- Preserve active frontages.

Discourage signs that are:

- Perpendicular to a structure or building above the first floor.
- Reflective.
- Erected on the roof of a building.
- Erected on vacant or derelict buildings.

Policy guidelines

Types of signs

Consider as relevant:

- Support **above-verandah signs** in commercial areas where there are limited opportunities at ground level for signage and where the signs:
 - Are wall mounted and do not sit on a verandah roof, canopy or awning.
 - Discourage projection of more than 1 metre from the building.
 - Comprise one sign per premises or where there is more than one premises in a building, comprise a maximum of two signs per building facade.
 - Are not illuminated or electronic.
- Limit **under-verandah signs** to one sign per building except on a corner site where an additional sign on the secondary street may be allowed.
- Limit **verandah fascia signs** to one sign except on a corner where an additional sign on the secondary street may be allowed.
- Support **major promotion signs** where all of the following apply:
 - The sign is no higher than the height of a building or structure it is located on.
 - The sign is no higher than the height of a building or structure on adjoining land, where the sign is located on a blank facade of a building.
 - The sign provides a minimum clearance of 2.7 metres between the footpath and the underside of the sign.
 - The design and illumination of the sign responds sensitively to any residential interfaces.
 - The sign is located on land adjoining a road in a Transport Zone 2 (TRZ2).
- Limit **pole signs** to:
 - A height no higher than the height of buildings on the subject land or substantial adjacent structures on abutting or adjacent sites.

- A sign that is on an open site and incorporated into the landscaping.
- The following locations:
 - Commercial and industrial areas.
 - Locations other than opposite or adjacent to residential land.
 - Land adjoining a road in a Transport Zone 2 (TRZ2).
- Support **high-wall signs** that:
 - Are located across less than two levels of the building on which the sign is located.
 - Have supporting structures that do not project more than 300 millimetres from the building on which it is located.
 - Are for business identification.
 - Are located land adjoining on a road in a Transport Zone 2 (TRZ2).
- Discourage **window signs** covering more than 30% of a ground floor commercial window (including decal signs, signs painted on a window or signs mounted behind a window).
- Limit **sky signs** and **signs mounted on bridge structures** to land adjoining a road in a Transport Zone 2 (TRZ2) in commercial areas.

Residential areas

Consider as relevant:

- Limit signs for non-residential uses to one business identification sign per premises, except on a corner site, where an additional sign may be permitted.
- Limit business identification signs to include only the name, address and a logo.
- Limit illumination to external illumination that is turned off between 8pm and 8am.
- Encourage signs to be fixed to a fence or building facade rather than freestanding or roof mounted.
- Discourage the following signs in residential areas:
 - Promotion signs.
 - Above-verandah signs.
 - Sky signs.
 - High-wall signs.
 - Reflective signs.
 - Pole signs.
 - Internally illuminated, flashing or electronic signs.
 - Signs mounted on bridge structures.

15.01-2S

16/04/2026
VC300

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)
- *Mid-Rise Design Guide* (Department of Transport and Planning, 2026)

15.01-2L21/12/2023
C269yara**Building design****Policy application**

This policy applies to all development.

Strategies**Building form**

Design development to:

- Reflect and respond to streetscape elements, including:
 - Pattern of development.
 - Building spacing.
- Provide separation between buildings to facilitate access to daylight, sunlight and an outlook, while preventing direct overlooking into adjacent secluded private open spaces and habitable room windows from, to and within the development.
- Make a positive contribution to the streetscape through high quality architecture and urban design.
- Discourage blank or unarticulated walls.
- Use articulation or massing or change of surface treatment or a combination of these to minimise visual bulk and integrate with the surrounding character.

Building heights

Ensure the height of new buildings respond to the building height requirements set out in the planning scheme, adjoining development building height or where there are no specified building height requirements, have regard to the physical and strategic context of the site.

Ensure that development reflects the predominant low-rise character of the area, except in the areas below where mid-rise should be directed:

- Major and neighbourhood activity centres as shown in the Strategic Framework Plan in clauses 02.04 and 11.03-1L.
- Employment, commercial and industrial areas as defined in clauses 02.01 and 11.03-1L.
- Major regeneration areas as shown in the Strategic Framework Plan in clause 02.04.
- Boulevards as defined in clause 02.03.
- Major regeneration areas as shown in the Strategic Framework Plan in clause 02.04-1:
 - Alphington Paper Mills site.
 - Gas Works site in Fitzroy North.
 - South-west Cremorne (land south of Gough Street).
- Appropriate locations along the following boulevards which are outside activity centres:
 - Alexandra Parade.
 - Hoddle Street.
 - Victoria Parade.

Support mid-rise development that:

- Contributes to a high-quality built form.

- Demonstrates architectural design excellence.
- Provides a transitional scale to the buildings in adjoining low-rise neighbourhoods to protect amenity and discourage visual bulk.
- Improves movement through the site.
- Provides active frontages at street level.
- Contributes to an improved public realm.

Building setbacks

Buildings should align with the street at ground level unless for the provision of public open space or landscaping.

Development should incorporate setbacks that:

- Reflect the general pattern of front, side and rear setbacks in the streetscape, particularly on the same side of the street.
- Limit excessive tiered building profiles on street and laneway frontages and encourage use of contextual materials and finishes at upper levels.
- Provide space for soft landscaping including the planting of canopy trees, where appropriate.

Discourage front setbacks that include:

- Hard paving (other than footpaths and driveways) in the front setbacks in residential areas.
- Recessed undercroft parking at ground level.
- Car parking, basement access and ventilation shafts.
- Balconies and building services.

Walls on boundaries

Ensure walls on boundaries minimise adverse impact on the amenity of adjoining residential properties through unreasonable overshadowing of private open space, visual bulk or loss of daylight to habitable room windows.

Site coverage

Encourage site coverage of new development that does not exceed a maximum site coverage of 80% of the site area, unless:

- The pattern of site coverage in the immediate area is higher than 80%; or
- There is a need to cap the site to deal with contamination.

Internal amenity

Provide a high-quality environment for building occupants, including internal spaces, access to private open space, daylight and ventilation.

Encourage developments to provide:

- Lighting of common spaces.
- Passive surveillance of common spaces.
- Landscaping that maximises sightlines.

Impact of development on adjoining properties

Discourage impacts on existing adjoining development through:

- Unreasonable overshadowing of secluded open space and loss of daylight to habitable room windows.

- Visual bulk.
- Overlooking and excessive screening.
- Noise from building plant and equipment.
- Loss of on-street car parking from excessive crossovers.

Roof form

Design development to reflect or complement the dominant roof form of the surrounding area.

Materials

Encourage a simple palette of durable materials that respond to the streetscape character through type, colour, finish and contrast.

Encourage anti-graffiti materials and treatments at ground level.

Discourage detriment to nearby properties when using reflective materials.

Landscaping

Encourage trees and vegetation planting to increase their canopies and coverage to contribute to an urban forest.

Support landscaping (including planting in deep soil, planter boxes, green walls and green roofs) which:

- Promote the on-going health of trees and vegetation that has been retained on site.
- Respect the landscape character of the area where there is a prevailing character.
- Integrate with the building design.
- Use materials, treatments and plants that are permeable, durable and resistant to adverse environmental conditions.
- Retain existing mature trees where possible or incorporate suitable replacement planting where mature trees are removed.
- Include indigenous plants.
- Maximise internal sight lines to provide for pedestrian safety.

Discourage landscaping in new development which uses existing or potentially invasive weed species.

Pedestrian access

Provide separate vehicular and pedestrian access.

Provide clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a street.

Align entries at ground floor level with the street level to assist with universal access.

Provide weather protection for entries.

Frontages

Provide active frontages in commercial areas.

Design ground level street frontage of new development to provide a high level of pedestrian amenity and visual interest and contribute to strong ground floor relationships and high-quality outcomes.

Orient development to the street, and to both streets for a corner site.

Discourage dominant car parking, garage doors and driveways.

Front fences and gates

Reflect the predominant character of fencing and boundary treatments in the street through height, material and permeability, and clearly define the boundaries of a site.

Provide privacy and security that allows natural surveillance between the building and the street.

Carparking, loading facilities and outbuildings

Encourage carports, car spaces, external car stackers, garages, loading facilities and outbuildings to be:

- Setback behind the front building line to appear visually recessive when viewed from the street (excluding verandahs, porches, bay windows or similar projecting features).
- Located at the rear of a building, in an area of lower pedestrian activity, where appropriate.

Require car parking, including basement car parking and external car stackers, to incorporate high standards of design and amenity.

Maintain the prominence of pedestrian entries.

Minimise the number of garage doors facing a street.

Discourage open, ground level multi-space car parks.

Discourage blank walls of car parks visible from the street.

Provide legible and safe vehicular entries.

Conceal the view of cars at ground level and on upper levels of multi-deck car parking through design treatment.

Conceal the view of car stackers from the public realm through design treatment.

Minimise noise from deliveries through appropriate design, location and management of loading bays.

Service equipment

Ensure that service infrastructure is appropriately sited and incorporated into the design of new buildings which has limited visibility from the public realm.

Allow plant rooms, lift over-runs and other features of this nature to exceed the height of a building where:

- Less than half the roof area is occupied by the equipment (except solar panels).
- No additional overshadowing is created.

Policy guidelines

Consider as relevant:

Overshadowing:

- Avoid additional overshadowing of Darebin Creek and Merri Creek between 11am and 2pm on 22 June and avoid additional overshadowing of public open space adjacent to the Yarra River, Darebin Creek and Merri Creek.
- Unless specified elsewhere in this scheme, ensure development avoids overshadowing of public open space between 10am and 2pm on 22 September.
- Unless specified elsewhere in this scheme, ensure development allows direct sunlight between 10am and 2pm on 22 September to any part of the:

- Footpath on the southern side of streets orientated east-west in activity centres as defined in clause 11.03-1L.
- Opposite footpath on streets orientated north-south in activity centres as defined in clause 11.03-1L.

A site analysis plan for non-residential development that addresses:

- In relation to the subject site:
 - Site shape, size, orientation, slope (contours) and location and type of any easements.
 - Levels of the site and the difference in levels between the site and surrounding properties.
 - The location and heights of existing buildings on the site.
 - Solar access to the site.
 - Shadows cast by any existing buildings between 9am and 3pm on 22 September.
 - Location and botanical name of significant trees.
 - Fence heights, styles and location.
 - Views to and from the site.
 - Street frontage features such as poles, street trees, kerb crossovers and pedestrian access points.
 - Any other notable features or characteristics of the site.
- In relation to adjacent properties and the broader neighbourhood:
 - The location and heights of buildings on adjacent properties.
 - The use of buildings on adjacent properties.
 - The location of secluded private open space and habitable room windows of adjacent residential properties which have an outlook to the site within 9 metres.
 - Solar access to adjacent properties.
 - The pattern of development of the neighbourhood, including details regarding widths of adjacent footpaths and roadways, and street planting.
 - The built form, scale and character of surrounding development including front fencing.
 - Architectural styles of surrounding buildings.
 - Location of any nearby places of cultural heritage significance.
 - Land (such as streets/ laneways and public parks) where natural surveillance is desirable.
 - The location of local shops, public transport services, public open spaces (including any pedestrian and cycle links to these facilities) situated within walking distance of the site.
 - Any other notable features or characteristics of the neighbourhood.
- How the development responds to the site analysis.
- Whether new buildings and works are consistent with the scale, bulk and character of the area.

15.01-2L-01 Environmentally sustainable development

21/12/2023
C269yara

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

Achieve Best Practice environmentally sustainable development that:

- Is relevant to the type and scale of the development.
- Responds to site opportunities and constraints.
- Utilises a combination of locally available techniques, methodologies, and systems that, have been demonstrated to achieve optimum ESD outcomes; and
- Encompass the full life of the build.

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.
- 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 non-toxic 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 the following:

Residential

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

- 2 – 9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 100m² and 1,000 m².

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 1,000m².

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 between 100m² and 1,000 m².
- An extension to an existing non-residential building creating between 300m² to 1,000m² of additional gross floor area (excluding outbuildings).

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 1,000m².
- An extension to an existing non-residential building creating more than 1,000m² of additional gross floor area (excluding outbuildings).

Mixed use

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

Consider as relevant 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 19 November 2015.

Expiry

This policy will expire when it is superseded by an equivalent provision in the Victoria Planning Provisions.

15.01-2L-02 Landmarks

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Proposed C318yara

Objective

Maintain the visual prominence of and protect primary views to Yarra's valued landmarks.

Strategies

Maintain primary views to landmarks identified in Table 1.

Site, scale and set back new development to minimise encroachment of views to the identified significant elements of landmarks in Table 1.

Provide adequate setback and building separation to maintain clear sky between the identified significant elements of the landmark in Table 1 and new development.

Minimise light spill from new development to reduce the visual prominence of identified illuminated landmark signs at night.

Table 1: Landmark primary viewpoints and architectural significant elements

Landmark	Primary views	Significant elements
Church spires		
St Ignatius 326-348 Church Street, Richmond	▪ Tram terminus at intersection of Church and Victoria Streets ▪ North-east corner of intersection of Bridge Road and Church Street ▪ South-east corner of Church Street and Swan Street ▪ Citizens Park – path around oval at Highett Street/Gleadell Street entry	▪ Spire ▪ Belfry
St Mark's 268 George Street, Fitzroy	▪ South-east corner of intersection of Moor Street and Gore Street ▪ South-west corner of intersection of Moor Street and George Street ▪ North-west corner of intersection of Condell Street and Napier Street	▪ Spire ▪ Belfry
St John the Baptist 61 Queens Parade, Clifton Hill	▪ Pedestrian refuge on the south-west corner of	▪ Spire ▪ Belfry

YARRA PLANNING SCHEME

Landmark	Primary views	Significant elements
	- intersection of Queens Parade and Smith Street ▪ Pedestrian crossing near Raines Reserve ▪ Alfred Crescent Pavilion in Edinburgh Gardens	
St Luke's 121-123 St Georges Road, North Fitzroy	▪ South-east corner of intersection of Brunswick Street and Johnston Street ▪ Walkway, north of grandstand in Edinburgh Gardens	▪ Spire ▪ Belfry
St Patrick's 1 Cathedral Place, East Melbourne	▪ Footpath outside main entry to St Luke's, 121 – 123 St Georges Road, Fitzroy North	▪ Spire ▪ Belfry
Clock towers		
Former Dimmeys store 140-160 Swan Street, Richmond (previously known as Ball Tower)	▪ North-west corner of intersection of Swan Street and Yan Lane ▪ North-west corner of intersection of Stewart and Swan Streets ▪ North-east corner of intersection of Waverley Street and Swan Street	▪ Ball ▪ Clock stage ▪ Arcade stage
Richmond Town Hall 333 Bridge Road, Richmond	▪ South-west corner of intersection of Lennox Street and Bridge Road ▪ South-east corner of intersection of Burnley Street and Bridge Road ▪ Citizens Park at i. Path around oval at Highett Street / Church Street entry ii. Path around oval where it meets the central entry from Highett Street	▪ Flag pole ▪ Pyramidal roof ▪ Clock stage ▪ Cornice and iron balustrade
Collingwood Town Hall 140 Hoddle Street, Abbotsford	▪ South-west corner of intersection of Victoria Parade and Hoddle Street ▪ North-west corner of intersection of Johnston and Hoddle Street ▪ Gahan Reserve – entry to reserve at intersection of Park Street and Stanton Street	▪ Flag pole ▪ Cupola ▪ Clock stage ▪ Balustrade and entablature
Fitzroy Town Hall 201 Napier Street, Fitzroy	▪ South-west corner of intersection of Condell Street and George Street	▪ Flag pole ▪ Cupola

YARRA PLANNING SCHEME

Landmark	Primary views	Significant elements
	- Condell Street Reserve – centre of the park - North-west corner of the intersection of Kent Street and Moor Street	- Clock stage - Balustrade and entablature
Industrial structures		
Shot tower 94 Alexandra Parade, Clifton Hill	- Intersection of Brunswick Street and Alexandra Parade - north-east corner of centre median - Eastern Freeway (west of the Hoddle Street overpass) - Darling Gardens (Rotunda)	Top one third of the tower
Advertising sky signs		
Pelaco sign 21 Goodwood Street, Richmond	- Tram Stop 13 on Wellington Parade - North-west corner of intersection of Punt Road and Wellington Parade - South-west corner of intersection of Church Street and Hodgson Terrace	Sign
Skipper Girl sign 651 Victoria Street, Abbotsford	- South-west corner of intersection of Burnley Street and Victoria Street - Entry to the City of Yarra from the east (Victoria Street footpath, south side) - Intersection of Leslie Street and Victoria Street	Sign
Nylex sign 2 Gough Street, Cremorne	Morell Bridge – centre of bridge on its eastern footpath	Sign
World Heritage		
Royal Exhibition Building 9 Nicholson Street, Carlton	- Length of the footpath on south side of Gertrude Street between Nicholson Street and Fitzroy Street - Along Marion Lane west of Fitzroy Street	- Drum - Dome - Lantern - Flagpole

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)

15.01-4S02/09/2025
VC283**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.

Create 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.

Policy documents

Consider as relevant:

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

15.01-5S

09/10/2020
VC169

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.

15.01-6S

31/07/2018
VC148

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.