

**22.20**29/01/2015  
C225**CBD LANES**

This policy applies to all existing and proposed laneways and all land with a boundary to a laneway in the Central Business District bounded by Flinders Street, Spring Street, Victoria Street, Peel Street, LaTrobe Street and Spencer Street, excluding the RMIT University.

**Policy Basis**

The Central City laneway network is a valued and vital part of the city's urban form and provides an insight into the city's built form evolution.

Lanes provide some of the most important and unique public spaces within the Central City. Lanes provide an environment for social interaction and activity such as live music performances, outdoor dining, play and art appreciation, and can make a significant contribution to the enjoyment, identity and vitality of Melbourne.

Some lanes offer unique aspects that make them interesting and valuable such as historical character including services functions, vegetation and art. These other aspects are also important in providing vibrancy to the city.

Many lanes provide a human scale built form and intimate environment that is less common in the city's main streets. This built form proportion assists in providing favourable amenity and climatic conditions that are conducive to pedestrian activity.

New development in and abutting a lane also has the potential to affect the lanes functionality with respect to servicing and access and its desirability as a pedestrian thoroughfare.

The Municipal Strategic Statement recognises the city's lanes and enduring assets that provide for interest and help and contribute to the city's character.

The Municipal Strategic Statement sets out the objectives which seek to protect and enhance built form, character and function of laneways and to distinguish them from other streets.

The purpose of this policy is to identify the important characteristics of the city's lanes and to indicate the preferred character and form of development along lanes.

Four core value characteristics are identified that contribute to the success of the lane as a pedestrian environment and include:

- Connectivity – The provision of a physical connection through a city block.
- Active frontages – Building frontages that provide for visual and physical interaction between the public space of the lane and the ground floors of the buildings.
- Elevational articulation – the architectural character of the buildings adjoining the lane and the degree to which this provides aesthetic and spatial interest to the public realm.
- Views – views from the lane's public realm towards a connecting lane, street or landmark.

Lanes within the Central City have been assessed against these characteristics and have been rated Class 1, Class 2 or Class 3 as illustrated in maps 1, 2 and 3.

**Lane Class definitions**Class 1 Lanes

Class 1 lanes show signs of all four core value characteristics and support a high level of pedestrian activity. The character and/or function of these lanes are significant and require protection

### Class 2 Lanes

Class 2 lanes show signs of three out of the four core value characteristics. The character and/or function of these lanes are significant and require protection.

### Class 3 Lanes

Class 3 lanes show sign of two or less of the four core value characteristics. Many of these lanes may benefit from upgrading and enhancement to realise their full potential with regard to pedestrian amenity and urban design. These lanes generally provide vehicular access to the rear of buildings for loading and service requirements or access to car parking areas.

## **General Objectives**

- To ensure that the unique and valued characteristics of Melbourne's laneways are maintained and enhanced through appropriate built form outcomes of future development.
- To maintain and improve the city's lane way network and encourage the creation of new lanes and connections.
- To enhance the climatic conditions and amenity of the laneway to encourage more intensive pedestrian use and social activity.
- To encourage activity, vitality and interaction between public laneways and adjacent private uses.
- To protect and where possible create views along lanes that provide a visual link to other streets and lanes in the pedestrian network, or which terminate at notable buildings or landmarks.
- To recognise lanes that provide for essential servicing and vehicular access and to ensure that new development does not adversely effect or impede the operation of these functions.

## **Policy**

### **General Policy**

- To carefully manage future development in and adjacent to Class 1 lanes to protect their significant character and function.
- To carefully manage future development in and adjacent to Class 2 and 3 lanes to encourage these lanes to show signs of Class 1 lanes.
- To improve the pedestrian amenity and safety of lanes that provide necessary service and access functions while maintaining efficient vehicular movements.
- To retain all Class 1 and 2 lanes and strongly discourage the closure or partial closure of Class 3 lanes unless it can be demonstrated that the lane's closure will:
  - Not obstruct necessary, service and access arrangements, and
  - Results in a replacement lane that improves pedestrian amenity and advances the objectives and design standards of this policy.

### **Laneway design**

It is policy to:

- Provide safe, direct, accessible and attractive through block pedestrian routes that improve the legibility of the city.
- Encourage new lanes and retail arcades to respect the traditional street pattern.
- Retain bluestone laneways, kerbs and guttering within heritage precincts, whilst encouraging their retention outside heritage precincts.
- Promote and create the opportunity for the inclusion of art, landscaping, street furniture, activity spaces etc
- Improve the pedestrian amenity of lanes which are primarily used for servicing and car parking through the use of materials, lighting and designated areas for pedestrians and vehicles, to ensure pedestrians can move through these lanes safely and efficiently.
- Require lanes to provide 24 hour public access.

### **Buildings and works adjoining lanes.**

It is policy to:

- Maintain and enhance the intimate environment of lanes by ensuring that higher tower forms are set back from the predominate parapet height along the laneway to ensure a sense of openness that reinforces a human scale.
- Encourage new development to respond to the fine grain pattern, vertical articulation and division of building frontages where this forms part of the established lane way character.
- Encourage new development to provide highly articulated and well detailed facades that create visual interest, particularly at the lower levels.
- Encourage development to orientate windows and balconies to overlook lane ways.
- Require development along lanes to minimise adverse microclimate effects.
- Encourage small scale tenancies and spaces at ground level to promote activities such as retail, service and community facilities that contribute to the enjoyment of lane ways.
- Discourage buildings and works from extending over lanes.
- Discourage developments from locating primary access and loading facilities on Class 1 and Class 2 lane ways and carefully consider the design and management of access and loading areas along Class 3 Lanes.

### **Policy References**

*CBD Lanes Built Form Review ID sheets (2005)*

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

*Places for People (1994)*

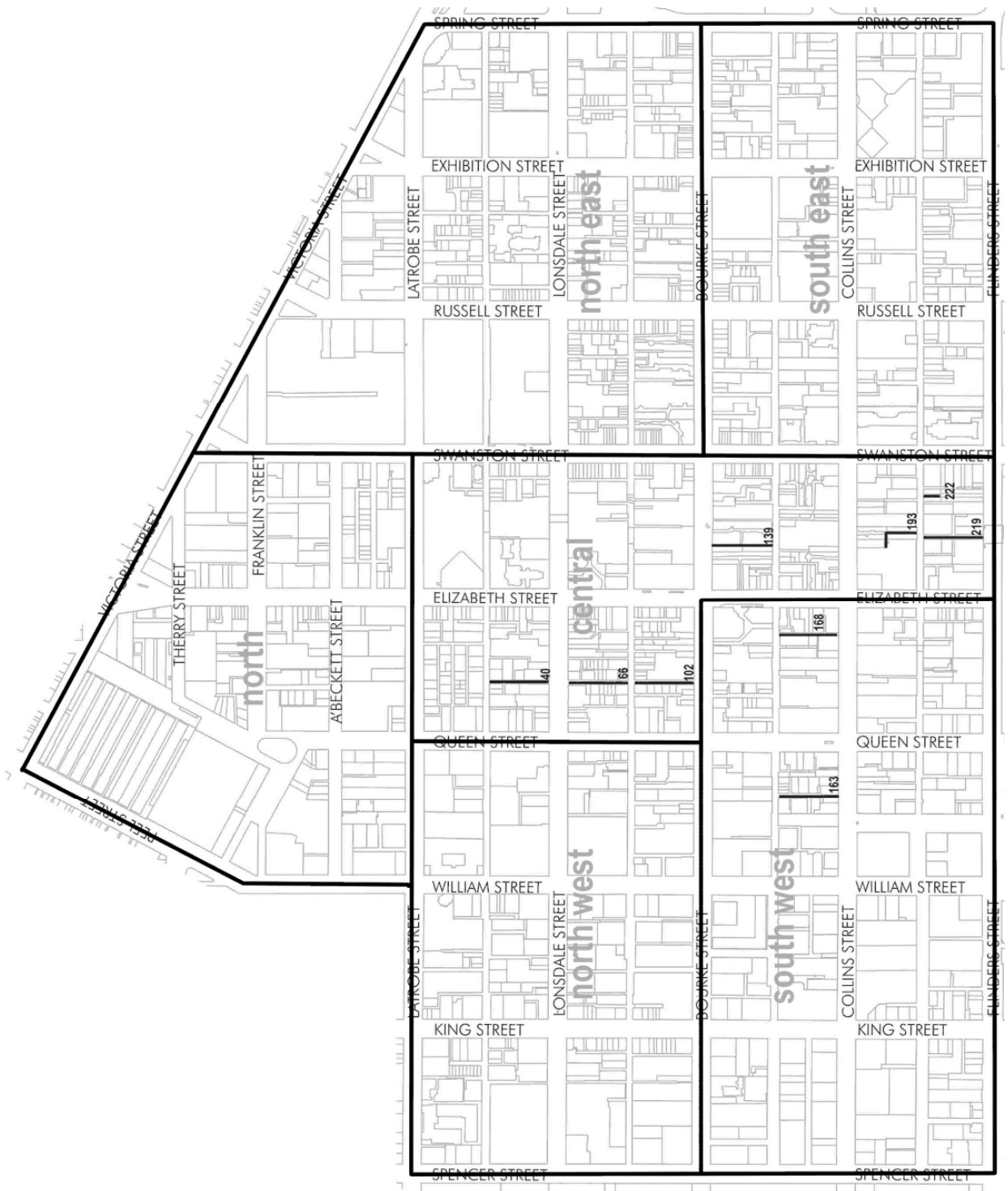
*Central City Planning and Design Guidelines (1991)*

*Strategy for a Safe City 2000-2002 (2000)*

**Map 1 Lane Classification: Class 1 Lanes**

- 40. Hardware Street
- 66. Hardware Lane North
- 102.       Hardware Lane South
- 139.       The Causeway
- 163.       Bank Place
- 168.       Equitable Place
- 193.       Centre Place
- 219.       Degraves Street
- 222.       Scott Alley

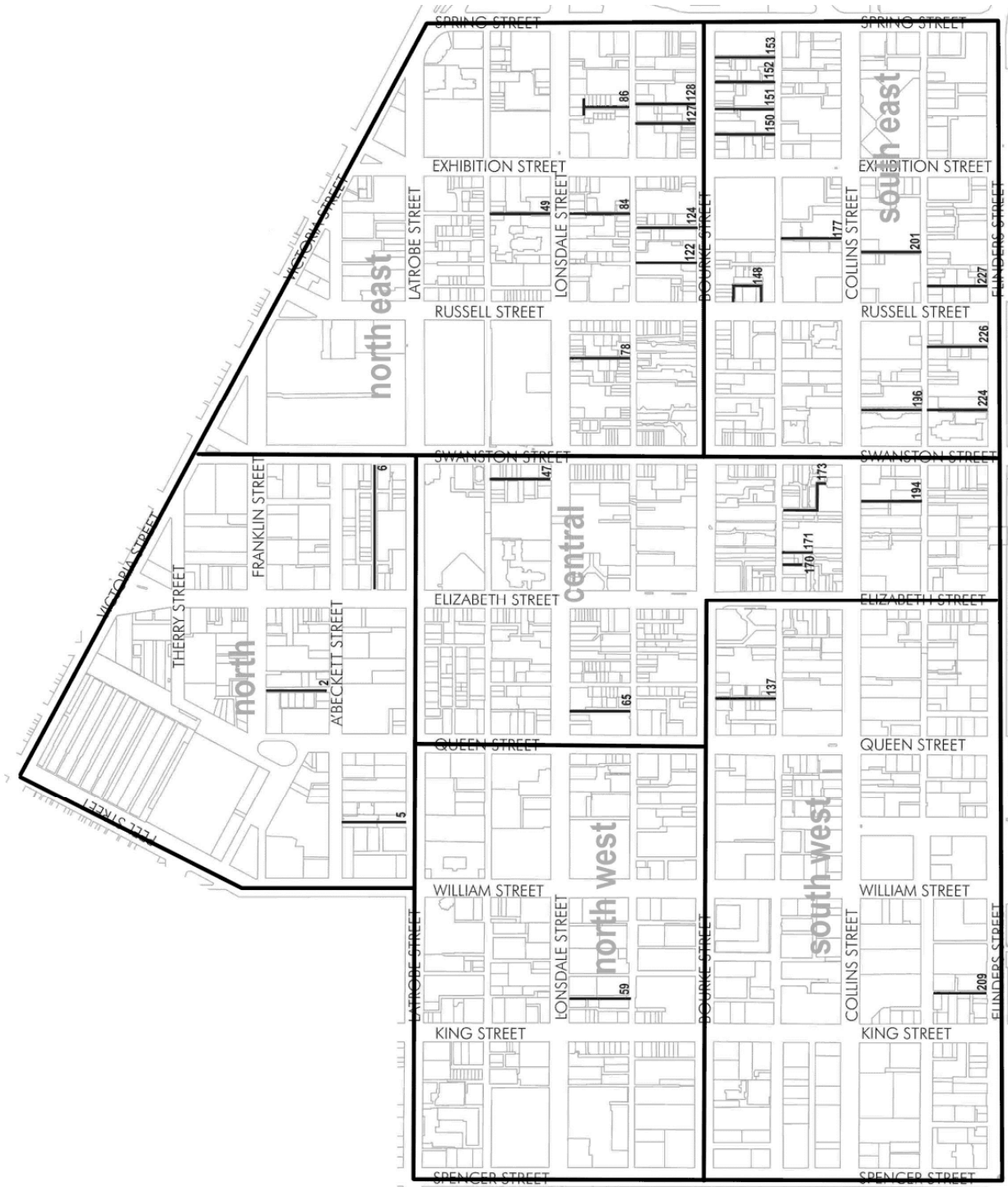
Map 1 Lane Classification: Class 1 Lanes



**Map 2 Lane Classification: Class 2 Lanes**

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|--------------------------|-------------------------|
| 2. Anthony Street        | 148. Melbourne Place    |
| 5. Wills Street          | 150. Westwood Place     |
| 6. Little LaTrobe Street | 151. McIlwraith Place   |
| 47. Drewery Lane         | 152. Meyers Place       |
| 49. Jones Lane           | 153. Windsor Place      |
| 59. Merritts Place       | 170. Block Place        |
| 65. Goldie Place         | 171. Brown Alley        |
| 78. Heffernan Lane       | 173. Howey Place        |
| 84. Cohen Place          | 177. Alfred Place       |
| 86. Punch Lane           | 194. Manchester Lane    |
| 122. Brien Lane          | 196. Regent Place       |
| 124. Market Lane         | 201. George Parade      |
| 127. Crossley Street     | 209. Highlander Lane    |
| 128. Liverpool Street    | 224. Chapter House Lane |
| 137. McKillop Street     | 226. Hosier Lane        |
|                          | 227. Oliver Lane        |

Map 2 Lane Classification: Class 2 Lanes



**Map 3 Lane Classification: Class 3 Lanes**

- |                       |                              |                           |
|-----------------------|------------------------------|---------------------------|
| 1. Electric Place     | 33. Gough Alley              | 68. Warburton Alley       |
| 3. Stewart Street     | 34. Manton Lane              | 69. White Hart Lane       |
| 4. Singers Lane       | 35. Healeys Lane             | 70. Driver Lane           |
| 7. Grange Place       | 36. Chisholm Place           | 71. Lynch Place           |
| 8. Bell Place         | 37. Wicklow Lane             | 72. Arcade Alley          |
| 9. Grant Lane         | 38. Lonsdale Lane            | 73. Caledonian Lane       |
| 10. Warner Lane       | 39. Finlay Alley             | 74. Stevenson Lane        |
| 11. Nicholson Place   | 41. Timothy Lane             | 75. Globe Alley           |
| 12. Eagle Alley       | 42. Heape Court              | 76. Tattersalls Lane      |
| 13. Park Street       | 43. Mitchell Lane            | 77. Celestial Avenue      |
| 14. Brights Place     | 44. Drewery Alley            | 79. Waratah Place         |
| 15. Alsop Lane        | 45. Drewery Place            | 80. Belman Pace           |
| 16. Sampson Lane      | 46. Sniders Lane             | 81. Corrs Lane            |
| 17. Flanigan Lane     | 48. Hayward Lane South       | 82. Pender Place          |
| 18. Guilford Lane     | 50. Little Leichhardt Street | 83. Lacey Place           |
| 19. McLean Alley      | 51. Gorman Alley             | 85. Smythe Lane           |
| 20. Sutherland Street | 52. Casselden Place          | 87. Little Bourke Pl      |
| 21. Zevenboom Lane    | 53. Griffen Lane             | 88. Gordon Place          |
| 22. McIntyre Alley    | 54. Cleve Lane               | 89. Langs Lane            |
| 23. Knox Lane         | 55. Rose Alley               | 90. Cosgrave Lane         |
| 24. Knox Place        | 56. Pender Alley             | 91. Gresham Street        |
| 25. Hayward Lane Nth  | 57. Uniacke Court            | 92. Ramsay Lane           |
| 26. Davisons Place    | 58. Brown Alley              | 93. Goldsborough Lane     |
| 27. Bennetts Lane     | 60. Crombie Lane             | 94. Grice Alley           |
| 28. Exploration Lane  | 61. Guests Lane              | 95. Little William Street |
| 29. Evans Lane        | 62. St Johns Lane            | 96. Thomson Street        |
| 30. Merriman Lane     | 63. Barry Lane               | 97. Little Queen Street   |
| 31. Elliot Lane       | 64. Crown Place              | 98. St Patrick Alley      |
| 32. Altson Lane       | 67. Niagara Lane             | 99. Merlin Alley          |



100. Benjamin Lane	135. Michael Lane	179. Benson Lane
101. Kirks Lane	136. Penfold Place	180. McGraths Lane
102. Platypus Alley	138. Gills Alley	181. Club Lane
104. Racing Club Lane	140. Union Lane	182. Ridgeway Place
105. Warburton Lane	141. Sugden Place	183. Coates Lane East
106. Rankins Lane	142. Masons Lane	184. Ulster Lane
107. Somerset Place	143. Rainbow Alley	185. Geddes Lane
108. Angelo Lane	144. Royal Lane	186. Harper Lane
109. Staughton Place	145. Russell Place	187. Moylands Lane
110. Buckley Place	146. Donaldson Lane	188. Samuel Lane
111. Albion Alley	147. Portland Lane	189. Ryrie Lane
112. Loudon Place	149. Coromandel Place	190. Fulham Place
113. Turner Alley	150. Francis Street	191. Bligh Place
114. Star Alley	154. McCrackers Lane	192. Staughton Alley
115. LaTrobe Place	155. Church Lane	195. Monaghan Lane
116. Hughs Alley	156. Henty Lane	197. Watson Place
117. Dean Alley	157. St James Lane	198. Lush Lane
118. Bullens Alley	158. Gurners Lane	199. Ramsden Place
119. Golden Fleece Alley	159. Temple Court Place	200. Beaney Lane
120. Coverlid Place	161. Roeszler Lane	202. Chester Lane
121. Paynes Place	162. Mitre Lane	203. Strachan Lane
122. Brien Lane	164. Austral Lane	204. Howitt Lane
123. Croft Alley	165. Briscoe Lane	205. Downie Street
125. Lees Place	166. Collins way	206. Katherine Place
126. Mornane Place	167. Fleming Place	207. Hay Place
129. Harwood Place	169. Balcombe Place	208. Mercantile Place
130. Turnbull Alley	172. Carson Place	210. Custom House Lane
131. Godfrey Street	174. Presgrave Place	211. Foxton Lane
132. Gallaghers Place	175. Athenaeum Place	212. Tavistock Place
133. Church Street	176. Baptist Place	213. Bond Street
134. Kitz Lane	178. Pink Alley	214. Commerce Way

215. Mill Place	221. Royston Place	230. Duckboard Place
216. Flinders Court	223. Cocker Alley	231. Malthouse Lane
217. Rothsay Lane	225. Rutledge Lane	232. Spark Lane
218. Lingham Lane	228. Higson Lane	233. Throssell
220. Degraives Places	229. AcDc Lane	

Map 3 Lane Classification: Class 3 Lanes

