

21.06 BUILT ENVIRONMENT AND HERITAGE

02/03/2017
C253

This Clause provides the local content to support Clause 13.04 (Noise and air), Clause 14.02 (Water), Clause 15 (Built Environment and Heritage) including Clause 15.02 (Sustainable development), Clause 19.03-3 (Stormwater) and Clause 19.03-5 (Waste and resource recovery) of the State Planning Policy Framework.

21.06-1 Overall urban structure

17/09/2015
C175

Key issues

Acknowledging the variety and distinctiveness of the City's built form and its responsive relationship to the local topography.

Protecting the City's vistas and views from intrusive development.

Maintaining a clear distinction between the types of development outcomes in the locations for higher density development and the lower density residential hinterland.

Recognising the impact of increasing density on the City's landscape, its low open space ratio and its ageing infrastructure.

Objectives and strategies

Key urban design framework elements

- 1 **To protect and reinforce the key elements of the City's overall urban structure and character.**
 - 1.1 Protect and reinforce Stonnington's distinctive built form character, in particular:
 - identified places and precincts of heritage significance;
 - the historical distinction between the inner urban character at the western end of the municipality and the suburban garden setting character of the eastern part;
 - the distinctive low rise scale of the established residential areas;
 - the human scale and fine grain Victorian-era heritage streetscapes of the City's shopping centres;
 - the Yarra River and Gardiners Creek environs along the northern edge of the City;
 - the distinctive main street grid; and
 - the perimeter roads and boulevards, in particular the boulevard character of Dandenong Road and Alexandra Avenue.
 - 1.2 Manage the height and design of future development to enhance the City's landmarks, main streets, boulevards and key views and vistas, including the Shrine of Remembrance vista, the Yarra River environs and skyline.
 - 1.3 Use high quality urban design and landscaping to reinforce entry points into the City.
 - 1.4 Reinforce the hierarchy of main streets and boulevards with high quality street tree plantings.
 - 1.5 Restore the landscaped character of the City by requiring enhanced landscaping as part of new development.

- 1.6 Require new development to respect the scale, form and setbacks of nearby heritage places.

Locations for higher density development

2. **To direct higher density development (residential and non-residential) to locations in and beside activity centres, beside the Principal Public Transport Network, and away from the residential hinterland.**
- 2.1 Confine higher density development to the substantial change areas identified in Clause 21.05-02.
- 2.2 As part of future work, identify appropriate heights and densities for different locations.

Implementation

The strategies in relation to overall urban structure will be implemented through the planning scheme by:

Application of zones and overlays

- Applying the Significant Landscape Overlay to the Yarra River frontage.
- Applying the Design and Development Overlay in the consideration of planning applications in relation to:
 - The Royal Botanic Gardens;
 - The Shrine of Remembrance and its outline; and
 - Skyline areas along the Yarra River.
- Applying the Development Plan Overlay in the consideration of planning applications in relation to 590 Orrong Road and 4 Osment Street, Armadale.

Future strategic work

- Preparing a Higher Density Policy and Guidelines.

21.06-2

14/07/2016
C212

Landscape character

Key issues

- Acknowledging the City’s landscape quality and character as one of its most distinctive characteristics.
- Preventing further erosion of the existing landscape character and repairing the damage of the past.
- Establishing high standards of landscape integration with all new developments
- Achieving a high standard of landscape design in the public realm

Objective

1. **To repair and reinforce the high quality landscape character of the City.**

Strategies

- 1.1 Retain established trees and vegetation in front and side setbacks.
- 1.2 Ensure new developments incorporate a designated landscape setting with substantial canopy tree vegetation, with the exception of land in a Commercial Zone where a street wall character is preferred.

- 1.3 In residential streetscapes, ensure consistent front setbacks, sufficient for the planting of canopy trees.
- 1.4 Avoid extensive site coverage in medium and higher density developments so as to provide canopy landscaping, having regard to the existing or preferred character of the area.
- 1.5 In commercial areas, encourage landscaping of open areas with an appropriate balance of green space and hard surface.
- 1.6 Encourage planting appropriate to the character of the area in front gardens and native planting (preferably indigenous) in rear gardens, to enhance habitat values while also respecting the area's character, amenity and European heritage
- 1.7 Ensure high quality landscaping including mature trees in railway station forecourts and plazas.

Implementation

The strategies in relation to landscape character will be implemented through the planning scheme by:

Future strategic work

- Preparing a Higher Density Policy and Guidelines.
- Preparing Landscape Character Guidelines.

21.06-3
05/12/2013
C161

Amenity

Key issues

- Preventing the incremental erosion of the liveability and amenity of residential areas.
- Managing the amenity impacts of higher density development on the scale and amenity of adjoining lower density development.
- Improving the quality of higher density residential developments and liveability standards.

Objective

- 1. **To achieve high standards of amenity within new developments, and with adjoining developments.**

Strategies

- 1.1 Ensure new development does not unreasonably affect the amenity of any adjoining residential properties through overlooking, overshadowing or traffic and parking associated with the use.
- 1.2 Ensure new development provides a sensitive transition with adjoining lower density development in terms of built form, scale, setbacks and visual bulk.
- 1.3 Prepare comprehensive design guidelines for higher density development, including performance measures to effectively manage the interfaces between higher density development and neighbouring lower density development and preserving or improving existing levels of amenity and liveability.
- 1.4 Require high standards of internal amenity in multi-unit residential developments, particularly in relation to access to daylight and sunlight and noise environment.

- 1.5 Require adequate provision of practical and useable private open space and encourage the provision of on-site communal open space where possible in multi-unit residential developments.
- 1.6 Encourage developments which provide a lower standard of private open space to provide a higher standard of communal open space.
- 1.7 Encourage the provision of private gardens and terraces in multi-unit developments to provide adequate space for private leisure and the opportunity for food growing.
- 1.8 Allow roof top terraces and balconies only where their location and design is considered to have no unreasonable amenity impacts on neighbouring residential properties.

Implementation

The strategies in relation to landscape character will be implemented through the planning scheme by:

Future strategic work

- Preparing a Higher Density Policy and Guidelines.

21.06-4

02/03/2017
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Built form character

Key issues

- Promoting the enduring value of good design in all new developments.
- Ensuring new development does not undermine the valued character of the City.
- Providing special protection for areas of highly consistent character.
- Avoiding excessive site coverage and reducing the impact of the building footprint on the site.
- Ameliorating the potential adverse impacts from higher density development on the existing surrounding traditional pattern of development.
- Ensuring appropriate integration of new development with its surroundings.
- Avoiding blank walls and split level development at ground floor in activity centres, to ensure adequate surveillance and the retention of their fine-grained built form character.
- Managing the clutter, disorder and intrusion associated with advertising and awnings.

Objectives and strategies

General (applies to all areas and types of development)

- 1. To ensure that the qualities and attributes that define the City's valued urban character are recognised and inform the design of new developments.
 - 1.1 Require a high standard of built form, detailing and architectural design in all new development.
 - 1.2 Encourage use and development that respects the preferred character elements of the street or any defined precinct character, and that respects and enhances Stonnington's green and garden-like setting (as appropriate), including in areas where this character has been eroded.
 - 1.3 Encourage new development and subdivision to respect the existing subdivision grain and rhythm of the built form character.

- 1.4 Ensure buildings are sited to match the alignment of existing buildings in the street.
- 1.5 On corner sites, encourage development to be designed to address both street frontages.
- 1.6 Ensure that new development avoids full or excessive site coverage (including basements) so as to provide adequate space for in-ground landscaping and visual breaks between buildings.
- 1.7 Encourage front, side and rear setbacks of buildings to respect the existing character or contribute to the preferred neighbourhood character (as applicable).
- 1.8 Encourage good design which respects the scale, height, density, bulk, setbacks, style, form, building materials, colours and character of buildings, fences and gardens of the street or any defined character precinct.
- 1.9 Ensure the scale and forms of alterations and additions, particularly roofs, windows, doors and the materials used complement those of the existing building and respect the valued elements of its context.
- 1.10 Ensure building height is not significantly higher or lower than the surrounding buildings unless a different preferred height is specified for a particular area in another provision in the planning scheme or in a structure plan.
- 1.11 Ensure higher elements above street walls of 2-3 storeys are set back behind the facade to minimise impacts on the streetscape and to maintain the human scale of development at street level, unless it can be demonstrated that a higher podium meets the preferred character of the area.
- 1.12 Encourage setbacks from side boundaries above podium level to provide a separation between towers, in context with the area (or otherwise in accordance with an approved Structure Plan or Urban Design Framework).
- 1.13 Roof plant and other attachments should be enclosed or integrated with the building design or to have minimal visibility when viewed from the public realm and from significant viewpoints.
- 1.14 Ensure the need for new or upgraded utility services such as substations is addressed in the planning stages of development to enable their appropriate integration into the design of the development and to minimise any impact on the street frontage.
- 1.15 Ensure the design, height and location of any new and replacement front fences, carports and garages complement the building on the site and the street or any defined precinct character.
- 1.16 At the public / private interface, encourage low, transparent fencing that allows private garden landscaping to contribute to the public realm.
- 1.17 Ensure that a development does not preclude the equitable development opportunity of an adjoining site consistent with adopted policy in this planning scheme.

Residential areas

- 2. To protect and enhance the varied, distinctive and valued character elements of residential neighbourhoods across the City of Stonnington.**

- 2.1 Retain the low rise character of the majority of the incremental and minimal change areas in the City.
- 2.2 Provide for medium density (2-3 storey) development provided the development respects the preferred character of the precinct.

Large sites

- 3. To ensure development of isolated large sites is responsive to the best attributes of the existing context of the neighbouring area.**
- 3.1 Prepare urban design frameworks or master plans for larger sites or areas which are outside Structure Plan areas.
- 3.2 Seek a street layout and built form character that respects the key valued character elements of the host precinct or any preferred character provided for the site in the planning scheme.
- 3.3 Capitalise on opportunities to achieve improved integration with the surrounding area.

Activity centres

- 4. To protect and enhance the individual character, identity and amenity of the different activity centres in the City.**
- 4.1 Manage the scale, density and design of future commercial development to reflect the character and identity of each centre.
- 4.2 Ensure that higher built form directed to principal and major activity centres respects and does not dominate the heritage values and the human scale of the traditional retail strips.
- 4.3 Ensure new development in neighbourhood and local activity centres is consistent with the existing scale and character of the centre (unless otherwise specified in another provision in this planning scheme).
- 4.4 Encourage a continuous street wall of a uniform height at street level.
- 4.5 Ensure new development addresses the street frontage and incorporates design elements that contribute to the provision of a continuous active frontage at ground level and passive surveillance at first floor level, including locating entrances, doorways and fenestration at regular intervals.
- 4.6 Encourage the use of laneways as shared space for both vehicles and pedestrians through development that provides activity to the laneway such as windows and doorways.
- 4.7 Seek opportunities for pedestrian access to and through new developments (including mid-block' links through key development sites identified in adopted Structure Plans or urban design frameworks).
- 4.8 Encourage the construction of verandas / horizontal awnings for weather protection which are consistent with the character of individual centres, are an appropriate height and, where practicable, align with others in the street.
- 4.9 Support partial and full length transparent, drop-down awnings in association with uses that contribute to the viability and vibrancy of commercial areas, provided they are in character with the streetscape and maintain adequate levels of visibility and accessibility.
- 4.10 Avoid the use of external roller shutters to street frontages.
- 4.11 Encourage advertising signs that are compatible with the locality and the building and which preserve existing vistas and views.

Vehicle crossovers and parking

- 5. To minimise the impact of vehicle crossovers and parking on the character of the area and the pedestrian experience.**
- 5.1 Ensure (where possible) that vehicle parking, including hard surface, carports and garages, is not located in front setback areas.
- 5.2 Encourage new vehicle crossovers to be provided from rear lots and / or via laneways.
- 5.3 Where vehicle crossovers are supported on street frontages, ensure they are designed to minimise any reduction in continuity of the footpath, minimise the loss of on-street parking, maximise the retention of street planting, including nature strip areas, and include appropriate landscape design to soften areas of hard-standing and garages.
- 5.4 Seek reduction and / or removal of vehicle crossovers to improve pedestrian movement and safety.
- 5.5 Ensure provision for car parking is integrated into the overall building design and does not compromise the active frontage and pedestrian experience.
- 5.6 Encourage the development of a full depth basement for parking to minimise the impact of parking provision on the street.

Implementation

The strategies in relation to built form character will be implemented through the planning scheme by:

Policy guidelines

When deciding on an application to use or develop land:

- Using the Forrest Hill Precinct policy (Clause 22.17) in the consideration of planning applications in these centres.
- Using the Advertising policy (Clause 22.03) and the Awnings Policy (Clause 22.21) in the consideration of planning applications, where applicable.
- Using local policy that identifies the preferred neighbourhood character for residential areas (Neighbourhood Character Policy, Clause 22.23).

Application of zones and overlays

- Applying the Design and Development Overlay in the consideration of planning applications in relation to:
 - Dandenong Road (Tooronga Road to Bates Street);
 - Forrest Hill Precinct;
 - Toorak Village Activity Centre;
 - Waverley Road Activity Centre and
 - Malvern Road – Burke Road Activity Centre
- Applying the Neighbourhood Character Overlay and the Design and Development Overlay to the areas recommended for inclusion in the *Stonnington Neighbourhood Character Review, Planisphere, 2013*, and the *Stonnington Neighbourhood Character Review Addendum, Planisphere, 2014*.
- Applying the Development Plan Overlay to achieve the integrated management of the use and development of large sites, including the Stonnington Mansion site.

- Applying the Development Plan Overlay in the consideration of planning applications in relation to 590 Orrong Road and 4 Osment Street, Armadale.

Future strategic work

- Preparing a Higher Density Policy and Guidelines.
- Identifying areas of special character for inclusion in the Neighbourhood Character Overlay.
- Preparing structure plans for all principal, major and large local activity centres, commencing with the remaining higher order centres (Chadstone and Malvern/Armadale).
- Reviewing the Chapel Vision Structure Plan and introducing permanent controls in the planning scheme.

21.06-5

02/03/2017
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Public realm and pedestrian areas

Key issues

- Acknowledging the importance of the public realm in supplementing for the low provision of green open space in the municipality.
- Maintaining, enhancing and extending the public realm to provide high amenity, safe, accessible, usable, clean and attractive spaces, streetscapes and pathways.
- Reversing the trend of private development privatising and borrowing amenity from the public realm and increasing the contribution of borrowed landscape from the private realm to improve the quality of the public realm.

Objective

1. **To improve the quality of the public realm and the pedestrian experience.**

Strategies

- 1.1 Design infrastructure to enhance opportunities for healthy, active lifestyle choices.
- 1.2 Promote and maintain the City’s streets as high quality public spaces that are visually open, vibrant, accessible and uncluttered.
- 1.3 Seek opportunities to improve, expand and extend existing, or create new, public spaces, hubs, links, paths and streets, particularly having regard to the recommendations in the City of Stonnington Public Realm Strategy 2010 and in adopted Structure Plans and urban design frameworks
- 1.4 Seek opportunities for widened or new pedestrian links that are attractive, accessible, identifiable, well-connected and safe for both day and night-time users and meet the standard requirements for access for all.
- 1.5 Seek opportunities to facilitate widening of rear laneways, particularly laneways behind activity centres.
- 1.6 Discourage building over public land, including laneways and roads unless otherwise specified for a particular area in another provision in the planning scheme.
- 1.7 In the case of large developments which increase density, encourage developers to make a contribution towards streetscape / infrastructure improvements.

- 1.8 Ensure that new development addresses the public realm, without privatising or borrowing from its amenity and does not attempt to shield itself from the public realm.
- 1.9 Ensure private development is adequately setback from public open space and does not encroach on the usability and amenity of the public open space for other users.
- 1.10 Encourage commercial, retail and large-scale residential developments to provide on-ground public amenity that connects directly to the streetscape and provides on-site opportunities for social interaction.
- 1.11 Encourage high quality paving, landscaping and inclusion of appropriately designed and sited public art in new plazas and railway station forecourts.

Implementation

The strategies in relation to the public realm and pedestrian areas will be implemented through the planning scheme by:

Policy guidelines

When deciding on an application to use or develop land:

- Using the Forrest Hill policy (Clause 22.17 and Schedule 8 to Clause 43.02) in the consideration of planning applications.
- Using the Malvern Road – Burke Road Neighbourhood Activity Centre and Rail Corridor Schedule 15 to Clause 43.02 in the consideration of planning applications.

Application of zones and overlays

- Applying the Design and Development Overlay in the consideration of planning applications in relation to:
 - Dandenong Road (Tooronga Road to Bates Street);
 - Forrest Hill Precinct;
 - Toorak Village Activity Centre;
 - Waverley Road Activity Centre and
 - Malvern Road – Burke Road Activity Centre.

Future strategic work

- Preparing structure plans for all principal, major and large local activity centres, commencing with the remaining higher order centres (Chadstone and Malvern/Armadale).

21.06-6
05/12/2013
C161

Solar access and wind protection

Key issues

- Ensuring new development does not compromise access to sunlight, daylight and weather protection on adjoining sites.

Objective

1. **To ensure new development maintains appropriate levels of solar access and wind protection to existing and proposed footpaths and public spaces and surrounding development.**

Strategies

- 1.1 Ensure new development does not unreasonably affect the environmental performance of surrounding properties.
- 1.2 Encourage new buildings to minimise overshadowing of existing and proposed public open space.
- 1.3 Ensure new development minimises impacts on the public realm in terms of overshadowing and wind tunnelling.
- 1.4 Encourage new development in higher density areas not to overshadow opposite footpaths.

21.06-7

05/12/2013
C161

Noise and air quality

Key issues

- Acknowledging the impacts of noise and air pollution on residential development beside heavily trafficked roads and railways and at the residential interface of major and principal activity centres and large institutions.

Objective

- 1 **To minimise the impacts in relation to noise and air quality emissions from and on new development.**

Strategies

- 1.1 In commercial areas and on main roads, encourage new residential development to implement acoustic treatments that will protect residents from unreasonable noise impacts.
- 1.2 Require entertainment uses in both new and existing buildings to be designed to reduce noise impacts from the premises and patrons attending / leaving.
- 1.3 On heavily trafficked main roads, encourage greater building setbacks, dense planting and acoustic treatment of residential development.
- 1.4 Seek that noise barriers are introduced to protect residential properties where substantive changes are proposed to freeways and railways which result in increased levels of noise or extended hours of traffic.
- 1.5 Ensure that any noise, odours and emissions from new or expanded use and development do not unreasonably affect the amenity of any adjoining residential properties.

21.06-8

19/11/2015
C177

Environmentally Sustainable Development

Key issues

- Improving community take-up of environmentally sustainable design.
- Seeking a higher level of energy efficiency in new developments.
- Building on the good community response to reducing waste.
- Ensuring proper provision is made on-site for waste and recycling management facilities.

Objective

- 1 To encourage environmentally sustainable design and innovative waste and recycling management practices.**

Strategies

- 1.1 Encourage best practice environmentally sustainable principles in the following areas:
- Energy Efficiency
 - Water resources
 - Indoor environment quality
 - Stormwater management
 - Transport
 - Waste Management; and
 - Urban Ecology
- 1.2 Encourage development to incorporate sustainable building materials with favourable life cycle impacts based on embodied energy, embodied water, biodiversity impacts, resource depletion and environment toxicity.
- 1.3 Encourage ‘white’ and/or ‘green’ rooftops.
- 1.4 Ensure industrial, commercial and retail uses are planned to allow environmental best practice methods of operation, including waste recycling, water-wise use and re-use and more renewable sources of power.
- 1.5 Ensure that adequate infrastructure and space provision is made in multi-unit developments for waste and recycling management services on site.
- 1.6 Investigate innovative waste collection methods for the western end of the City, particularly for multi-unit developments.
- 1.7 Ensure recycling is systematically undertaken in buildings required to provide their own waste service.
- 1.8 Investigate options to facilitate higher diversion of recyclable materials in higher density environments.

Implementation

The strategies in relation to environmentally sustainable design, waste and recycling management will be implemented through the planning scheme by:

Policy guidelines

- Using the Stormwater Management (Water Sensitive Urban Design) Policy (Clause 22.18) to promote the use of water sensitive urban design, including stormwater re-use, in the consideration of planning applications.
- Using the Environmentally Sustainable Development Policy (Clause 22.05) to ensure that best practice sustainable design is achieved in new development.

21.06-9 Designing for safety, universal access and social inclusion14/07/2016
C212**Key issues**

- Encouraging the provision for universal access and community safety to be addressed up front, rather than subsequently retrofitted to new developments or granted dispensation.
- Encouraging design which facilitates social interaction and community inclusion and which incorporates informal surveillance and allows for good visibility into and within spaces.

Objective

1. **To encourage physical design that is safe and accessible and which facilitates social inclusion for all members of the community.**

Strategies

- 1.1 Encourage development design of the public realm that provides for community safety and disability access and is 'child-friendly'.
- 1.2 Ensure clear lines of travel and adequate availability of footpath space for use by pedestrians and other footpath users and seek opportunities to widen footpaths at key points.
- 1.3 Encourage residential design which facilitates social interaction and community inclusion (eg. opportunities for daily interaction, shared community spaces, community gardens etc).
- 1.4 Encourage flexible and multi-functional housing that can be adapted for a wide range of people and lifestyles (eg. people with disabilities, the aged and ageing, house-holds whose size and lifestyle changes over time, working from home etc).
- 1.5 Encourage applicants to take into account the access needs of all people in the design of new buildings and modifications to existing buildings.
- 1.6 Encourage development that incorporates elements which promote safety, such as clear sightlines, safe movement, good connections and access, mixed use activities promoting public use, and clear signage and way-finding.
- 1.7 At the public private interface, encourage low and / or transparent fencing and landscaping that allows for public surveillance.
- 1.8 Provide passive surveillance and overlooking of pedestrian routes by designing buildings with active frontages to streets, lanes and the public realm where possible.
- 1.9 Improve the quality, consistency, efficiency and application of lighting in the public realm, in particular laneway links to rear car parks, commuter parking and public transport.
- 1.10 Avoid alcoves and other areas that may provide potential hiding places.
- 1.11 Ensure new Structure Plan work includes safe design, including active frontage and universal access along pedestrian links to car parks and public transport.

Implementation

The strategies in relation to designing for safety, universal access and social inclusion will be implemented through the planning scheme by:

Policy guidelines

- As part of applications, requiring a Social Impact Assessment in accordance with policy in Clause 21.08-06.

21.06-1005/12/2013
C161**Heritage****Key issues**

- Acknowledging the wealth of heritage assets reflecting important aspects of the City's evolution and cultural heritage.
- Preventing incremental loss of heritage stock and inappropriate new development which can undermine the integrity of heritage places and precincts.
- Weighing up the competing objectives for the retention of heritage assets and the accommodation of higher density development.

Objective

- 1 To protect and enhance all places which are significant and contributory to the heritage values of the City of Stonnington.**

Strategies

- 1.1 Identify additional places which meet the threshold of at least local significance, to ensure representation of all the historic themes relevant to the City.
- 1.2 Ensure that the consideration of cultural significance of places and their ongoing management is guided by the principles of the Burra Charter.
- 1.3 Ensure the retention of the key attributes that underpin the significance of the heritage place.
- 1.4 Encourage the conservation of contributory elements of heritage places.
- 1.5 Ensure that new development of both graded and ungraded buildings and vacant land in and beside heritage places respects the significance of the place.
- 1.6 Promote design excellence that clearly and positively supports the ongoing significance of heritage places.
- 1.7 Ensure that the design process and the consideration of applications respond to the citation (including any statement of significance), the relevant historic themes and the ascribed level of significance of the heritage place.
- 1.8 Ensure that heritage values are recognised and given appropriate weight when competing policies apply.
- 1.9 Identify 'areas of cultural heritage sensitivity', being land generally within 200 metres of the Yarra River and Gardiners Creek, for the purpose of the preparation of a Cultural Heritage Management Plan in accordance with the Aboriginal Heritage Act 2006.

Implementation

The strategies in relation to heritage will be implemented through the planning scheme by:

Policy guidelines

- When deciding on an application to use or develop land in the Heritage Overlay:
 - Using the Heritage Policy at Clause 22.04.

- In an application to use or develop land that adjoins land in the Heritage Overlay, requiring the use and development of the adjoining land to be compatible with and not adversely affect the significance of the heritage place.

Application of zones, overlays and particular provisions

- Applying the Heritage Overlay to identified places of heritage value.
- Including a plan showing identified 'Areas of Cultural Heritage Sensitivity' as a reference document listed in the Planning Scheme.

Future strategic work

- Continuing the implementation of Council's *Heritage Strategy Action Plan 2006*.