

**15.01**

31/07/2018  
VC148

**BUILT ENVIRONMENT**

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**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.

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**15.01-1L****Urban design - Brimbank**

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Proposed C225brim

**Strategies**

Encourage low-level planting adjacent to windows, fencing and pathways to define private and public land.

Encourage landscaping design that complements the landscape treatments of adjoining public spaces.

Encourage landscaping that enhances pedestrian safety, provides clear site lines and does not create concealed spaces.

Ensure outdoor spaces are designed to be safe, accessible and adaptable so that they can be used by different age groups and for different purposes.

Encourage lighting along pedestrian pathways.

Discourage signs that would contribute to, or result in, a proliferation or repetition of similar signs.

Ensure signage in commercial areas does not protrude over building lines or above the rooflines of buildings.

Discourage promotional signage on or adjacent to major arterial roads, freeways and gateways.

**Policy guidelines**

Consider as relevant:

- Using indigenous, drought tolerant species in landscaped areas.
- Avoiding the use of species identified as environmental weeds.

**15.01-2S****Building design**

24/01/2020  
VC160

**Objective**

To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

**Strategies**

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

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 provides safe access and egress for pedestrians, cyclists and vehicles.

Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.

Encourage development to retain existing vegetation.

**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, 2017)

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**15.01-2L**

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Proposed C225brim

**Building design****Strategies****General**

Support development that incorporates durable and weather resistant building materials.

**Commercial**

Avoid blank walls and the use of reflective glazing at ground level.

Design shopfront canopies to provide weather protection, be lightweight and not detract from the appearance of the building.

Ensure pedestrian entries are clearly visible from the street, provide adequate weather protection, are well-lit and directly face the street or adjoining public space.

Ensure shopfronts are transparent to facilitate passive surveillance.

Avoid solid roller shutters on shopfronts.

Encourage commercial development to incorporate underground power and solar street lighting, where possible.

Site loading facilities away from public spaces, streets and residential areas, and screen them from the public realm.

**Residential**

Incorporate external services and equipment such as storage, plumbing, heating, ventilation and lift over-runs into the building design and conceal them from public view.

Ensure waste collection areas are unobtrusive, adequately screened from the street and accessible by waste collection vehicles.

Encourage covered car parking spaces to be located behind the front facade of dwellings.

Provide for landscaping opportunities within front and side setbacks and between dwellings.

**Industrial**

Encourage transparent fencing that integrates with the building and maintains adequate security.

Avoid the use of barbed wire fencing.

Locate loading facilities away from public spaces, streets and residential areas, and screen them from the public realm.

Articulate exposed side and rear walls of buildings to provide visual interest.

**15.01-3S**

31/07/2018  
VC148

**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 native habitat.
- 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.
- Being accessible to people with disabilities.
- Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.

### **Policy documents**

Consider as relevant:

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

**15.01-3L Subdivision design - Brimbank**

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Proposed C225brim

**Strategies**

Provide multiple through-block connections for efficient pedestrian and cycling connections that are clearly visible from the public realm.

Avoid new cul-de-sacs and no through roads, and encourage streets that link together.

Encourage all subdivisions to incorporate underground power and solar street lighting.

Discourage small lot subdivisions within core industrial areas and the Western State Significant Industrial Precinct, Employment Land shown on the Economic development map at Clause 02.04.

Encourage new subdivisions in industrial areas to incorporate areas of public open space.

Ensure new subdivisions in industrial areas incorporate adequate street widths for waste collection and emergency vehicles.

**Policy document**

Consider as relevant:

- *Brimbank Industrial Land Strategy 2018 – 2030* (Brimbank City Council, 2018)

**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**

31/07/2018  
VC148

**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.

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**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.

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**15.01-5L Neighbourhood character - Brimbank**

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**Policy application**

This policy applies to development in residential zones where an assessment against neighbourhood character is required.

**Strategies**

Orient development to address the street frontage.

Preserve or enhance the landscape character by:

- Limiting the number of vehicle crossings per site frontage in the Neighbourhood Residential Zone.
- Ensuring access ways are located to minimise any impact on street trees.
- Ensuring driveways and hard stand areas do not dominate the frontage of dwellings.
- Encouraging the retention of canopy trees and support the planting of new canopy trees, especially within front setbacks.

Ensure secluded private open space is located behind the front façade of dwellings within the Neighbourhood Residential Zone and General Residential Zone.

**Policy document**

Consider as relevant:

- *Brimbank Housing Strategy, 'Home and Housed'* (Brimbank City Council, 2014)

**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.