

11.03-1L Activity Centres in Moreland

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Proposed C212more

Strategies

Ensure residential uses do not undermine the viability of businesses operating in activity centres. ~~Residential amenity expectations should be consistent with activity centres' role to accommodate a mix of uses with day and night time activity.~~

Support the continued operation of existing noise generating uses, ~~including live music venues.~~

Policy Guideline

Consider as relevant:

- An activity centre's role to accommodate a mix of uses with day and night time activity. Consideration of residential amenity for dwellings within and adjacent to activity centres must be tempered to ensure the role of the activity centre is not undermined.

12.01-1L

Biodiversity in Moreland

~~44/04/2024~~ - / - / - - - -

~~G200more~~ Proposed C212more

Objective

To increase tree canopy cover and enhance the ecological values of the city.

Strategies

Encourage the planting and retention of trees in the private realm.

increase the planting and retention of native vegetation to enhance and create habitat corridors.

Design and site development to protect and enhance areas of remnant vegetation and indigenous revegetation as identified on Strategic Framework Plan: *Open Space*.

Encourage a diversity of vegetation to promote climate pest and disease resilience.

15.01-1L

Urban design in Moreland

44/04/2024

6200more Proposed C212more

Strategies



Ensure site design, building frontages, design articulation and internal layout achieve a good interface with and surveillance of the public realm, including maximising opportunities for active frontages.

Design development to contribute to a fine grain urban structure reflecting an appropriate balance of open space to built-form.

Design development to contribute to a fine grain architectural expression with detailed street frontages.

Ensure large sites provide a network of public streets, footpaths and lanes connecting through the site into the surrounding street and pedestrian network.

Reallocate road space and existing car parking to create greener streets, such as through street tree planting.

Encourage development to contribute to the upgrade of existing streets adjoining the site and undergrounding of powerlines and other utilities.

Design development adjacent to public open space to provide a clear separation between public and private land.

Design and site development to not unreasonably overshadow public open space.

Design development to provide a sense of safety by maximising interaction, passive surveillance and incidental lighting of open spaces.

Ensure landscape design improves aesthetic quality and amenity for occupants and the public realm by:

- Integrating development with the surrounding environment.
- Providing for summer shading of buildings and private open spaces and allows for access to winter sun.
- Contributing to reduction of the urban heat island effect.
- Incorporating integrated water management and water sensitive urban design.

15.03-1L

Heritage in Moreland

44/04/2024--/---
G200moreProposed C212more

Policy application



This policy applies to all land affected by a heritage overlay.

Demolition strategies

Encourage retention of contributory or significant heritage fabric required to maintain the original streetscape appearance.

Discourage total demolition of a contributory or significant heritage place unless:

- The building is structurally unsound, and that the contributory or significant heritage fabric has deteriorated beyond reasonable repair and would require reconstruction of the whole as shown through the submission of a structural engineering report prepared by a suitably qualified person.
- Any proposed replacement building makes a positive contribution to the heritage significance of the heritage place.

Ensure total demolition is not based on the grounds of poor condition or low integrity of a heritage place.

Support the demolition of non-contributory buildings in a heritage precinct, subject to the provision of a replacement building.

Support partial demolition of a heritage place, if either:

- The fabric proposed to be removed does not contribute to the heritage significance of the place.
- The removal will enhance the significance of the place or facilitate conservation outcomes in accordance with the provisions of this policy.
- The extent of demolition will not result in facadism.

Discourage total reconstruction of a heritage place as an alternative to retention.

New buildings, alterations and additions strategies

Encourage new buildings and alterations and additions that:

- Respect the existing scale, massing, form and siting of contributory or significant elements and do not dominate the heritage place or precinct.
- Avoid alterations to the contributory or significant buildings (including new windows or door openings).
- Adopt innovative and contemporary design that makes a positive contribution to the heritage place.
- Do not imitate historic styles and detailing.

Ensure that new buildings, alterations and additions do not obscure important view lines to contributory or significant heritage buildings or their features.

Encourage the restoration or reconstruction of missing architectural elements that formed part of the original heritage fabric, if adequate evidence about its previous or original form is available.

Avoid using non-contributory and atypical built forms as a reference point for new works.

Encourage new buildings to be set back the same distance (or an average) from the front boundary as existing adjacent or nearby contributory or significant buildings.

Encourage new buildings to adopt side setbacks that reflect the side setbacks of adjoining or nearby contributory or significant buildings, where these setbacks are an important feature of the heritage place.

Encourage new buildings to adopt a facade height that is consistent with adjoining or nearby contributory or significant buildings.

Design alterations and additions (including upper storey additions) to contributory or significant heritage places to adopt the following:

- Additions to contributory heritage places should be visually recessive, including from the opposite side of any street (not a laneway) or public park abutting the property, and not dominate the heritage place.
- Additions to individually significant places should, as far as possible, be concealed by existing heritage fabric when viewed from the front and visually recessive when viewed from any other adjoining street (not a laneway).
- Existing facades, rooflines, chimneys or other elements that form part of the contributory or significant fabric of the heritage place should be preserved and not altered (such as new windows or door openings).

Ensure that, on corner sites, upper storey additions are distinct from, and read as secondary elements to the heritage place when viewed from the secondary street frontage.

Shopfronts and verandahs strategies

Encourage the conservation and enhancement of existing historic verandahs and shopfronts (including retrofitted types of later style and origin where this contributes to the significance of the heritage place).

Design alterations to existing contributory or non-contributory verandahs and shopfronts to be consistent with the character of the heritage place including:

- Accurate reconstruction of missing parts where evidence exists about the earlier state.
- A simplified, sympathetic form where no evidence exists about the earlier state.

Retain an existing shopfront if it is original or of later heritage value.

Vehicle accommodation and outbuildings strategies

Locate new car ports, garages and outbuildings in a location supported by the character of the heritage place and which does not dominate the heritage place such as either:

- To the rear of the main building.
- At the side of the building, set back from the main front building line (excluding verandahs, porches, bay windows or similar projecting features).

Discourage the construction of large hard surface areas within the front setback.

Discourage the creation of new or additional vehicle crossovers at the front boundary where this is not a feature of the heritage place or where rear laneway access exists.

Discourage the widening of existing vehicle crossovers except in the interest of traffic safety.

Encourage the reconstruction of kerb, channel and footpath where appropriate alternatives to existing front vehicle crossovers can be provided.

Front fences and gates strategies

Encourage retention and conservation of fences and gates that are a feature of the significance of the heritage place.

Encourage new fences that complement the style and period of construction of the heritage place in terms of height, materials and appearance.

Encourage visually permeable fences that do not obstruct view lines to a heritage place and its significant features when viewed from the street or other public spaces.

Encourage fences on side boundaries that are visible from the front street to adopt a similar scale to the front fence.

Ancillary services and equipment strategies

Ensure that ancillary services and equipment (such as satellite dishes, aerials, shade canopies, or similar structures) are concealed and do not detract from the heritage significance of the heritage place.

Encourage ancillary site services that support the sustainability of heritage fabric and reduce the operational environmental impact of the existing building (such as solar panels, water tanks, solar hot water systems, etc.) to be sensitively integrated into the design of the heritage place. These services may be visible, if there is no reasonable alternative location.

External materials, colours and finishes strategies

Encourage external materials, colours and finishes for heritage buildings that are consistent with and complement the style and period of the heritage place.

Discourage the decoration or concealment of existing unpainted surfaces.

Encourage the removal of paint from originally unpainted masonry surfaces by means that do not damage or alter the original surface.

Discourage sandblasting of render, masonry or timber surfaces.

Discourage rendering of previously unrendered surfaces.

Discourage the use of corporate colours on the body of a building unless such colours are consistent with the style of the building(s).

Streetscapes, landscapes and trees strategies

Discourage the removal of trees with an identified heritage value unless:

- The tree is dead or dying.
- The tree is causing structural damage to an existing heritage structure which cannot be dealt with by any other means.
- Appropriate replacement landscaping is provided that respects the heritage place, maintains significant views and does not cause physical threat to existing heritage structures.

Ensure that new buildings or works do not adversely affect views and vistas toward, from and within heritage landscapes.

Ensure that new buildings or works do not present a physical threat to any tree with identified heritage value.

Ensure that new buildings or works are subservient to and maintain the prominence of the significant elements of the heritage landscape.

Retain significant elements of the heritage landscape.

Encourage the retention and conservation of heritage elements within streetscapes (including street trees, kerb and channel, laneways, etc.). New elements should be consistent with the historic character of the place.

Advertising signs strategies

Encourage advertising signs to adopt traditional locations on heritage buildings.

Discourage above-verandah, animated, bunting, electronic advertising, high wall, illuminated, major promotion, panel, pole, promotion, reflective and sky signs.

Ensure that the original architectural character of the building remains dominant.

Ensure that signs in heritage areas do not visually dominate, interrupt views to significant features or detract from the heritage significance.

Encourage traditional sign writing techniques on advertising signs.

Minimise the number of signs on a building.

Encourage signs that are proportional to the architectural features of the heritage place.

Encourage the retention of original signage.

Discourage signs that detract from, or obscure, important features of the heritage place.

Discourage the use of reflective, polished or metallic finishes on heritage places.

Discourage signs that project from the verandah or building.

Adaptive re-use of heritage places strategies

Allow a prohibited use only in those instances when there are no viable alternatives.

Encourage the retention of as much contributory or significant fabric as possible where a change of use requires alterations to the heritage fabric.

Industrial heritage places strategies

Encourage the retention of contributory or significant heritage fabric unless retention undermines the continued viable operation of an industrial use.

Encourage the retention of as much contributory or significant heritage fabric as possible, if the site is redeveloped.

Subdivision strategies

Encourage subdivision that retains the existing pattern of development, if such a pattern contributes to the significance of the heritage place.

Ensure that significant landscape layouts, elements, trees and outbuildings are retained on title with the significant building.

Policy guidelines

Consider as relevant:

- Where demolition is to be supported, a visual record of any contributory or significant heritage fabric that is to be demolished or removed.
- The proposed relocation of a contributory or individually significant heritage building as total demolition.
- The design approaches for alterations and additions contained in the *Guidelines for alterations and additions to detached houses in heritage areas*, Moreland City Council, ~~2001~~2021.
- The design approaches for fences contained in the *Guidelines for Fences in Heritage Areas*, Moreland City Council 2021.
- The visibility of additions from the opposite side of any street (not a laneway) or public park abutting the property, taken from a height of 1.6 metres above ground level, unless the characteristics of the particular site make compliance unrealistic.
- Where adaptive re-use of a heritage place is proposed, conservation works to the heritage place concurrently or in advance of any new buildings and works being carried out.

Policy documents

Consider as relevant:

- *Guidelines for alterations and additions to detached houses in heritage areas* (Moreland City Council, ~~2001~~2021)

- *Guidelines for Fences in Heritage Areas* (Moreland City Council, 2021)
- *Guidelines for Assessing Planning Permit Applications* (Heritage Victoria, 2007)
- *Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study* (Context P/L, for Brunswick City Council, Vols. 1–4, 1990)
- *City of Coburg Heritage Conservation and Streetscape Study* (Timothy Hubbard P/L for City of Coburg, in five parts, October 1990–March 1991)
- *City of Moreland Heritage Review* (Allom Lovell and Associates for Moreland City Council, Vols. 1–5, January 1999)
- *Gallipoli Parade Heritage Precinct and Beaufort Houses - Review of Heritage Significance* (Context P/L for Moreland City Council, 2013)
- *Lygon Street Heritage Study Stage 2* (Context, June 2012)
- *Moreland Local Heritage Places Review* (Context P/L for Moreland City Council, 2004) (Amended April 2008)
- *North of Bell Street Heritage Study* (Context P/L for Moreland City Council, Vols. 1-2, 2013)
- *Moreland Heritage Gap Study* (Context P/L for Moreland City Council, Vols. 1-3, 2019)

16.01-2L

Housing affordability Moreland

~~44/04/2024~~ - / - / - - -

~~G200more~~ Proposed C212more

Strategy

Encourage developments to include affordable housing to be owned and managed by a registered housing association, registered housing provider or the Director of Housing.

Encourage public landowners to use surplus land for the provision of social and affordable housing.

17.01-1L

Core Industry and Employment Areas

44/04/2024
G200more Proposed C212more



Policy application

This policy applies to land identified as *Core Industry and Employment Areas* as identified on the Strategic Framework Plan: *Employment*.

Core Industry and Employment Areas Objective

To support the continued operation of existing industry and encourage new industry and complementary employment uses to locate within *Core Industry and Employment Areas*.

Core Industry and Employment Areas Strategies

Support the transition to a broader range of employment generating uses in *Core Industry and Employment Areas*, including a mix of industry and office-based uses and other compatible employment uses, as permitted within the relevant zone.

Discourage large scale retail (e.g. supermarkets greater than 1800 square metres) uses, other than restricted retail uses from locating in *Core Industry and Employment Areas*.

Encourage non-conforming uses, particularly residential uses, to convert to industrial or business uses.

Encourage the re-use of heritage protected buildings for industrial or business uses rather than residential uses.

Support the continued presence of the RMIT School of Fashion of Textiles within the *Brunswick Core Industry and Employment Area*.

Support 420 Victoria Street, Brunswick (formally known as the Brunswick Business Incubator at 406 Victoria Street, Brunswick) within the *Brunswick Core Industry and Employment Area* as a facility for entrepreneurs and enterprises.

Support the development of education and training facilities with a link to businesses within the *Core Industry and Employment Areas*.

Support showrooms, restricted retailing and wholesaling activities on main roads within *Core Industry and Employment Areas*, including:

- The Hume Highway Corridor north of Gaffney Street.
- Gaffney Street in the North Coburg *Core Industry and Employment Area*.
- Victoria, Albert and Dawson Streets in the *Brunswick Core Industry and Employment Area*.

Support the mixed-use nature of the precinct and surrounding areas while giving priority to industry and employment uses.

17.01-1L

Employment Areas

44/04/2024

6200more Proposed C212more

Policy application

This policy applies to land identified as Employment Areas as identified on the Strategic Framework Plan: *Employment Economic Development*.

Employment Areas Objective

To support the transition from traditional industrial uses to a broader range of employment uses.

Employment Areas Strategies

Support the continued operation of existing viable industries in *Employment Areas*.

Facilitate the transition of *Employment Areas* to accommodate a broader range of employment generating uses, including a mix of industry and office-based uses and other compatible employment uses.

Prioritise employment uses over residential uses either by:

- Ensuring the amount of employment floor space in a mixed-use development is at least equivalent to the amount of all proposed ground and first floor building areas (inclusive of car parking, other services and circulation space).
- Allocating a proportion of the site to employment uses and including the area in a zone that prohibits residential use where rezoning of a large site is proposed.

Encourage flexible floor plate layouts and increased floor to ceiling heights at ground and first floor to facilitate a variety of employment uses over time.

Encourage building design and site layouts of industrial and commercial uses in *Employment Areas* to minimise the potential for adverse amenity and environmental impacts on residential uses.

Design and layout new residential and mixed-use development to incorporate design and noise attenuation measures to protect residents from noise from nearby businesses, such as locating bedrooms away from noise sources and using acoustic measures.

Support the mixed-use nature of the precinct and surrounding areas while giving priority to employment uses.

18.02-1L

Sustainable transport in Moreland

~~44/04/2024~~ - / - / - - -

~~G200more~~ Proposed C212more

Strategy

Ensure the provision of bicycle parking is suitable to the likely demand generated by the use or development and nature of the locality.

Reallocating road space and existing car parking to:

- Support improvements to pedestrian and cycling infrastructure, including access to public transport.
- Facilitate the safety of walking and cycling.

18.02-2L Public Transport in Moreland

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Proposed C212more

Reallocating road space and existing car parking to:

- Support improvements to public transport.

18.02-3S Road system

31/07/2018
VC148

Objective

To manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.

Strategies

Plan and regulate the design of transport routes and nearby areas to achieve visual standards appropriate to the importance of the route with particular reference to landscaping, the control of outdoor advertising and, where appropriate, the provision of buffer zones and resting places.

Provide for grade separation at railway crossings except with the approval of the Minister for Transport.

Make better use of roads for all road users through the provision of wider footpaths, bicycle lanes, transit lanes (for buses and taxis) and specific freight routes.

Selectively expand and upgrade the road network to provide for:

- High-quality connections between Metropolitan Melbourne and regional cities, and between regional cities.
- Upgrading of key freight routes.
- Ongoing development in outer suburban areas.
- Higher standards of on-road public transport.
- Improved key cross-town arterial links in the outer suburbs including circumferential and radial movement.

Ensure access to jobs and services in growth areas and outer suburban areas by improving roads for all road users.

Improve the management of key freight routes to make freight operations more efficient while reducing their external impacts.

Ensure that road space complements land use and is managed to meet community and business needs.