

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.

15.01-1L14/02/2023
C225more**Urban design in Merri-bek****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.

15.01-1L Vehicle access design in Merri-bek

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Proposed C233mbek

Policy application

This policy applies to applications for use or development of land that include the construction of vehicle crossings.

Objective

To ensure provision of vehicle access contributes to an improved urban environment for pedestrians and cyclists.

Strategies

Ensure development utilises rear laneways for vehicle access where possible to allow street frontages to prioritise pedestrian movement and safety and to create active frontages.

Limit the number of vehicle crossings provided to dwellings.

Support new vehicle crossovers where:

- The number of crossovers is minimised to support pedestrian safety and sight lines.
- Existing on street parking spaces and street trees are retained.
- Hard surfaces of accessways (including crossover) are minimised to provide opportunities for increased landscaping in front setbacks and streetscape planting.

Remove redundant vehicle crossings and replace with reinstated kerb and channel, footpath, nature strip and street trees as appropriate.

Policy guideline

Consider as relevant:

- Limiting vehicle crossings to one per site frontage, other than on corner lots.

Policy document

Consider as relevant:

- *Moreland Vehicle Crossing (Driveway) Policy 2019* (Moreland City Council, July 2019)

15.01-1L14/01/2021
C200more**Signs****Policy application**

This policy applies to all applications for signs under Clause 52.05.

Appearance and character objective

To strike a balance between the reasonable identification of businesses and the need to ensure that advertising signs are complementary to built-form and streetscapes.

Appearance and character strategies

Design and locate signs so they do not obscure architectural features of buildings, including windows.

Ensure that signs attached to buildings do not project above the building wall or parapet.

Ensure an integrated approach is taken to the provision of signage on buildings with more than one business, including the provision of adequate space for all occupancies to display signage.

Integrate or conceal sign illumination through use of neon lighting, an internally lit box, or external spot-lighting that has been sensitively designed and baffled.

Apply wall or fascia signs directly to the building or on a flush mounted panel with minimum projection.

Conceal cabling to signs.

Provide clearance from signs and their supporting structures for the servicing requirements of streets and lanes.

Enable under-verandah, above-verandah and projecting wall signs when used to display the business name only.

Design signs within freeway and road corridors to complement the dominant built form or landscape quality of the area.

Encourage signs to locate outside of a freeway buffer zone or adjacent landscaped area.

Appearance and character policy guidelines

Consider as relevant:

- A maximum height of 6 metres for pole signs.
- A minimum clearance of 2.7 metres above the footpath and a set back of at least 750 millimetres from the kerb for projecting signs.
- Discouraging sky, panel and major promotion signs.
- The location and number of existing signs on a building or site when assessing new proposals.

Residential areas objective

To ensure that signs in residential areas do not detract from the appearance or residential character of the area.

Residential areas strategies

Ensure signs are modest in scale and are sensitive to the residential character and amenity of the area.

Limit the number of signs for non-residential uses.

Residential areas policy guidelines

Consider as relevant:

- Discouraging promotion, above-verandah, high wall, reflective, pole and illuminated signs.
- Limiting signs for non-residential uses to one business identification sign per premises.

Commercial and industrial areas objective

To encourage signage that increases the attractiveness of commercial and industrial areas.

Commercial and industrial areas strategies

Site and design signs to not block out ground level display windows.

Ensure that the size and type of sign in commercial and industrial areas is appropriate to the location, the primary business activity, the nature of business and the character of the area.

Enable above-verandah signs in commercial areas where there are no suitable signage opportunities at ground level.

Commercial and industrial areas policy guidelines

Consider as relevant:

- Limiting under-verandah signs to one per occupancy in commercial areas.
- Designing above-verandah signs to be:
 - Wall mounted only, not mounted to a verandah, canopy or awning.
 - Limited to one per occupancy.
 - Located on the upper facade and positioned at a right angle to the building.
 - Of a height compatible with the host building height.
 - Projecting no more than 1.0 metre from host building.

15.01-2S16/04/2026
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)

15.01-2L14/01/2021
C200more**Building design in Neighbourhood and Local Centres****Policy application**

This policy applies to planning permit applications in Neighbourhood Centres and mixed use and commercial zones of Local Centres as identified on the Strategic Framework Plan: *Activity Centres* at Clause 02.04.

Neighbourhood Centres strategies

Design development to provide a suitable transition at interfaces with adjoining zones such as through a transition in height and/or suitable landscaping.

Neighbourhood Centres policy guidelines

Consider as relevant:

- Designing development to not exceed a building height of four storeys unless either:
 - The prevailing height of surrounding buildings is five or more storeys, in which case the prevailing height should not be exceeded.
 - The site is large enough to allow the visual impacts of the development to be mitigated through the design response, including, the building height at the interface with adjoining properties and at street frontages not exceeding four storeys.

Local Centres strategies

Design and site new development to respect existing built form.

Local Centres policy guidelines

Consider as relevant:

- Designing development to not exceed a building height of three storeys unless:
 - The site is large enough to allow the visual impacts of the development to be mitigated through the design response.
 - The building height at the interface with adjoining properties and at street frontages does not exceed three storeys.

15.01-2L31/03/2026
GC270**Apartment developments in Merri-bek****Policy application**

This policy applies to an application for an apartment development of five or more storeys (excluding a basement), except for an application on land affected by the Built Form Overlay.

Building setback and separation strategies

Design buildings to:

- Allow adequate daylight to living rooms and bedrooms.
- Provide opportunities for open space and landscaping areas.
- Reduce overlooking into habitable rooms and private open space areas through location and design
- Provide a reasonable outlook from living areas.
- Enable the reasonable future development opportunities of adjoining sites.
- Manage the amenity impacts to adjoining sites.
- Achieve a greater level of privacy and higher levels of daylight compared to bedrooms.

Building setback and separation policy guidelines

Consider as relevant:

- Whether the building setback requirements specified in Tables 1, 2 and 3 have been achieved:
 - Including to the side or rear boundary, a lane or another building within the same site.
 - As measured from glazing line or the external edge of any balcony (whichever is the lesser) to the property boundary for setbacks specified in Table 1.
 - As measured from glazing line or the external edge of the balcony (whichever is the lesser) to the lane centre line for setbacks specified in Table 2.
 - As measured from glazing line or the external edge of the balcony to the glazing line or external edge of the balcony, between buildings, whichever is the lesser for setbacks specified in Table 3.
- The reasonable future development opportunities for adjoining sites where a building does not achieve the building setback requirements specified in Tables 1, 2 and 3.
- Whether building separation is not required provided:
 - There is no outlook from a living room to a side or rear boundary; and
 - It does not affect the reasonable future development opportunities of the adjoining site.
- Whether an existing residential development on an adjoining site does not meet the distances specified in Tables 1, 2 and 3, siting new development to achieve a comparable adequate setback (from a minimum of one metre and a maximum of three metres). The building setback requirements apply from the first level of residential use.
- Whether existing developments have reasonably incorporated access to daylight on their own site.
- Requiring no building separation where a continuous street wall is encouraged under the relevant place-based control to the extent necessary to comply with that control.

Table 1 Building setbacks to the side or rear boundary

Building height	Living room or Main balcony outlook to boundary	Bedroom outlook to boundary
Up to 4 storeys or 12 metres	6 metres	3 metres
5-8 storeys or up to 25 metres	9 metres	4.5 metres
9 or more storeys or over 25 metres	12 metres	6 metres

Table 2 Building setbacks to a lane

Building height	Living room or Main balcony outlook	Bedroom outlook
2 storeys or 9 metres	0 metres (from boundary)	0 metres (from boundary)
3-8 storeys or up to 25 metres	6 metres (from lane centre line)	3 metres (from lane centre line)
9 or more storeys or over 25 metres	9 metres (from lane centre line)	6 metres (from lane centre line)

Table 3 Building separation from another building within a site

Building height	Living room or Main balcony outlook to Living room or Main balcony outlook	Bedroom outlook to bedroom outlook	Living room /Main balcony outlook to bedroom outlook	Living room /Main balcony outlook to no outlook	Bedroom outlook to no outlook
Up to 4 storeys and 12 metres	12 metres	6 metres	9 metres	6 metres	3 metres
5-8 storeys and up to 25 metres	18 metres	9 metres	13.5 metres	9 metres	4.5 metres
9 or more storeys and over 25 metres	24 metres	12 metres	18 metres	12 metres	6 metres

Light wells strategy

Where bedrooms are serviced by a lightwell ensure they are of sufficient size to allow adequate daylight.

Design and locate windows in light spills to protect the privacy of occupants without relying solely on screening including through:

- Staggering lightwells to avoid direct overlooking into existing bedroom windows in separate dwellings.

Light wells policy guidelines

Consider as relevant:

- Meeting the minimum width and area dimensions for light wells specified in Table 4 and:
 - Providing daylight access to bedrooms only.
 - Painting lightwells in a light reflective colour.
- Applying the light well requirements specified in Table 4 from the first level of residential use. The light well minimum width and area dimensions may be varied for buildings containing multiple levels of non-residential uses.

Table 4 Light well dimensions

	Minimum width	Minimum area
Up to 4 storeys or 12 metres	2 metres	9 sqm
5-8 storeys or up to 25 metres	4.5 metres	29 sqm
9 or more storeys or over 25 metres	6 metres	51 sqm

15.01-2L-04 Energy efficiency in Merri-bek

14/02/2023
C225more

Objective

To ensure development maximises passive energy efficiency and creates quality living and working environments.

Strategies

Maximise the efficient use of energy through:

- Building orientation and design that maximises solar access and passive design opportunities.
- Building separation, building depth and orientation of internal living spaces that maximise access to daylight and natural ventilation.

Design development to provide for the ability of adjoining sites to gain adequate access to daylight and outlook (including if redevelopment was to occur) through responsive building separation distance and heights and location of primary outlooks.

15.01-2L-05 Environmentally sustainable development10/06/2022
VC216**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

Facilitate development that minimises environmental impacts.

Encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

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.
- Inclusion of or 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 performance and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging the use of low-toxicity 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 reusable 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 50 square metres and 1000 square metres.

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 1000 square metres.

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 100 square metres to 1000 square metres.

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 1000 square metres.

Mixed use

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

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainable Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE', 2015)
- *Green Star* (Green Building Council of Australia)

MERRI-BEK PLANNING SCHEME

- *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).

In determining an application, the responsible authority will consider as appropriate:

- Whether an ESD plan or framework has previously been approved by the responsible authority.

Commencement

This policy does not apply to applications received by the responsible authority before 19 November 2015.

Expiry

This policy will expire if it is superseded by a comparable provision of the Victoria Planning Provisions.

15.01-3S01/01/2024
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.

15.01-5L14/01/2021
C200more**Minimal and incremental change areas**

This policy applies to planning permit applications in minimal and incremental change areas as identified on the Strategic Framework Plan: *Housing* at Clause 02.04 where an assessment against neighbourhood character is required.

Incremental and minimal change areas strategies

Design development to provide an appropriate transition in building height where an increase above the prevailing building height is proposed.

Design development in rear yards to respect an existing character of open rear yards and garden outlooks.

Create or enhance a landscape character by designing and siting new development to integrate generous landscaping through the retention of existing canopy trees (where practical) and the planting of new canopy trees and vegetation.

Incremental and minimal change areas policy guidelines

Consider as relevant:

- Where the prevailing height of surrounding buildings in incremental change areas is not three or more storeys, designing three storey developments to have a:
 - Visually recessive third storey.
 - Building height of no more than two storeys at the interface with adjoining properties and the public realm.
- Designing development in rear yards to be single storey unless either:
 - The prevailing context is not one of open rear yards and garden outlooks.
 - The building envelope respects the existing character of open rear yards and garden outlooks through provision of:
 - Generous side and rear setbacks.
 - Private open space at ground floor that provides space for screen tree planting around the development.
 - Sensitive design of the upper levels with adequate articulation, setbacks and materials to minimise visual bulk impacts as seen from neighbouring rear secluded open spaces.

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.