

**21.05 BUILT FORM**

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**21.05-1 Heritage**

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With over half of the municipality having heritage protection, heritage features, including buildings, subdivision patterns, open spaces, and streetscapes, underpin Yarra's valued character.

Factors that contribute to the heritage character of particular neighbourhoods include the period of development and pattern of subdivision, predominant land uses, and the original socio-economic structure of the population. This has created unique neighbourhoods and retail activity centres which are identified in Yarra's Heritage Overlays. These factors must be considered when understanding a site's significance. The cultural significance of heritage places must not be compromised by new development.

In conserving areas of heritage significance there is also a need to provide for adaptive reuse and change of buildings.

**Objective 14 To protect and enhance Yarra's heritage places.**

Strategy 14.1 Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage.

Strategy 14.2 Support the restoration of heritage places.

Strategy 14.3 Protect the heritage skyline of heritage precincts.

Strategy 14.4 Protect the subdivision pattern within heritage places.

Strategy 14.5 Protect the significant landscape and heritage within streets, parks, gardens, waterways or other open spaces.

Strategy 14.6 Protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas.

Strategy 14.7 Protect sites of significance to Aboriginal people.

Strategy 14.8 Apply the Development Guidelines for Heritage Places policy at clause 22.02

Strategy 14.9 Apply the Landmarks and Tall Structures policy at clause 22.03

**Objective 15 To protect the setting and context of the World Heritage Listed Royal Exhibition Building and Carlton Gardens.**

Strategy 15.1 Manage future development within the World Heritage Environs Area surrounding the World Heritage Listed Royal Exhibition Building and Carlton Gardens.

Strategy 15.2 Protect views to the Royal Exhibition Building from Gertrude Street and Marion Lane through the application of the Design and Development Overlay.

**21.05-2**19/11/2009  
C118**Urban design**

Looking at the built form of the whole municipality, a clear picture emerges of a low-rise urban form punctuated by pockets of higher development. The low-rise urban form that constitutes much of the municipality is mostly in the one to two storey range, with some three and four storey buildings. The pockets of taller buildings include the high-rise housing estates, some industrial (or ex-industrial) complexes and the landmark towers, spires and signs. Activity centres being generally Victorian and Edwardian in origin, are generally two storeys, with some higher signature buildings.

This characteristic is important as it helps to differentiate Yarra from the urban form of adjoining cities, particularly the City of Melbourne, thus strengthening its sense of place.

Other key characteristics are identified in Figure 3, the Urban Form Framework Plan.

**Objective 16 To reinforce the existing urban framework of Yarra.**

Strategy 16.1 Reinforce the Yarra River Corridor as the key ecological and open space element of the urban framework.

Strategy 16.2 Maintain and strengthen the preferred character of each Built Form Character Type within Yarra.

Strategy 16.3 Maintain key vistas along the Yarra River Corridor.

**Objective 17 To retain Yarra's identity as a low-rise urban form with pockets of higher development.**

Strategy 17.1 Ensure that development outside activity centres and not on Strategic Redevelopment Sites reflects the prevailing low-rise urban form.

Strategy 17.2 Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:

- Significant upper level setbacks
- Architectural design excellence
- Best practice environmental sustainability objectives in design and construction
- High quality restoration and adaptive re-use of heritage buildings
- Positive contribution to the enhancement of the public domain
- Provision of affordable housing.

Strategy 17.3 Apply the Landmarks and Tall Structures policy at clause 22.03.

Strategy 17.4 Apply the Residential Built Form policy at clause 22.13.

**Objective 18 To retain, enhance and extend Yarra's fine grain street pattern.**

Strategy 18.1 Encourage the re-establishment of streets and laneways through new development sites where such links were part of the historic street pattern, except where this will cause detrimental traffic impacts.

Strategy 18.2 Enhance the amenity of laneways by applying the Development Abutting Laneway policy at Clause 22.07.

**Objective 19 To create an inner city environment with landscaped beauty.**

Strategy 19.1 Require well resolved landscape plans for all new development.

Strategy 19.2 Encourage opportunities for planting suitable trees and landscape areas in new development.

Strategy 19.3 Encourage the retention of mature vegetation.

Strategy 19.4 Protect mature and healthy flora species where they have heritage value or are a valued part of the character of an area.

**Objective 20 To ensure that new development contributes positively to Yarra's urban fabric.**

Strategy 20.1 Ensure development is designed having particular regard to its urban context and specifically designed following a thorough analysis of the site, the neighbouring properties and its environs.

Strategy 20.2 Require development of Strategic Redevelopment Sites to take into account the opportunities for development on adjoining land.

Strategy 20.3 Reflect the fine grain of the subdivision pattern in building design where this is part of the original character of the area.

Strategy 20.4 Apply the Built Form and Design policy at clause 22.10.

**Objective 21 To enhance the built form character of Yarra's activity centres.**

Strategy 21.1 Require development within Yarra's activity centres to respect and not dominate existing built form.

Strategy 21.2 Require new development within an activity centre to consider the context of the whole centre recognising that activity centres may consist of sub-precincts, each of which may have a different land use and built form character.

Strategy 21.3 Support new development that contributes to the consolidation and viability of existing activity centres.

**Objective 22 To encourage the provision of universal access in new development.**

Strategy 22.1 Encourage applicants to take into account the access needs of all people in the design of new buildings.

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**Built form character**

New development must respond to Yarra's built and cultural character, its distinct residential 'neighbourhoods' and individualised shopping strips, which combine to create a strong local identity.

Four Structural elements and thirteen built form character types have been identified for areas that are not covered by the Heritage Overlay. These are:

Structural Element	Built Form Character Type
Residential areas	<ul style="list-style-type: none"> <li>▪ Garden Suburban Residential - spacious garden settings and generous setbacks and spaces between buildings</li> <li>▪ Inner Suburban Residential - built form dominated residential areas with small gardens (if any) and minimal front and side setbacks</li> <li>▪ Urban Residential - built form dominated residential areas with mostly no front and side setbacks</li> <li>▪ Public Housing Estates - enclaves of residential development set in extensive grounds</li> </ul>
Yarra River Corridor	<ul style="list-style-type: none"> <li>▪ Park Landscape River Edge - where the river bank adjoins an area of</li> </ul>

	<p>parkland, a golf course or landscaped grounds</p> <ul style="list-style-type: none"> <li>▪ Leafy Suburban Residential River Edge - where the river bank abuts the vegetation dominated backyards of low density, garden suburban dwellings</li> <li>▪ Current and Ex-Industrial River Edge - where the river bank adjoins an area once dominated by industry or an area of industrial buildings mostly still in use for that purpose</li> <li>▪ Freeway River Edge - where the river bank adjoins a freeway</li> </ul>
Non-Residential areas	<ul style="list-style-type: none"> <li>▪ Non-Residential areas</li> </ul>
Transport Corridors	<ul style="list-style-type: none"> <li>▪ Main Roads</li> <li>▪ Boulevards</li> <li>▪ Hoddle Street/ Punt Road</li> <li>▪ Rail Corridors</li> </ul>

**General Objective**

**Objective 23 To maintain and strengthen the identified character of each type of identified built form within Yarra.**

Strategy 23.1 Require applicants for planning permits to identify the Built Form Character Types in which the subject site is located by reference to Maps in clause 21.08 Neighbourhoods and to identify how the proposed development responds to the Built Form Character Type.

**Residential areas**

**Objective 24 To maintain and reinforce preferred character.**

Strategy 24.1 Apply the Residential Built Form policy at clause 22.13.

**Yarra River Corridor**

The Yarra River Corridor has a topography that is visually undermined by larger scale development sited too close to its banks. In addition, there are a number of distinct types of landscape and built form through which the Yarra River passes. While there are stretches of the Yarra River Corridor in which buildings have a strong presence, upstream from the section dominated by the Monash Freeway, the natural features of the Corridor should predominate. There is a need to protect and enhance the landscape qualities of the Corridor, as seen from within the Corridor, and vantage points outside the Corridor. To maintain the character of the Corridor it is important to recognize that different forms of development will be appropriate in different sections of the Corridor. Prescribing maximum building heights and setbacks is necessary for some sections of the Corridor.

**Objective 25 To ensure that development maintains and enhances the environmental, aesthetic and scenic qualities of the Corridor.**

Strategy 25.1 Apply the Design and Development Overlay Schedule 1.

Strategy 25.2 Ensure development in the Corridor upstream of Church Street, Cremorne, keeps the overall scale of the development within the prevailing scale of built form within the municipality.

Strategy 25.3 Use a combination of height, setback and vegetation screening to protect and enhance the landscape qualities of the Corridor as a vegetation-dominated Corridor, particularly in views from roads, paths and rail corridors and areas of public open space adjacent to the Corridor or on the opposite bank.

### **Transport corridors**

Transport corridors offer a window into the City of Yarra seen by thousands of people every day. In Yarra many main roads double as centres of community and commercial activity, and are part of local community identity. In categorising main roads from a built form perspective it is logical to differentiate them by built form character, rather than traffic function.

#### **Objective 26 To improve the built form character of transport corridors.**

Strategy 26.1 Reinforce the scale and formality of the landscape along boulevards.

Strategy 26.2 Maintain the dominance of the avenue trees over built form along boulevards.

Strategy 26.3 Improve the consistency of the built form along Hoddle Street–Punt Road

Strategy 26.4 Strengthen the built form definition of the main road intersections along Hoddle Street-Punt Road within the prevailing scale of development in Yarra.

Strategy 26.5 Ensure that buildings visible from rail corridors are attractively designed.

### **Non residential areas**

#### **Objective 27 To improve the interface of development with the street in non residential areas.**

Strategy 27.1 Allow flexibility in built form in areas with a coarse urban grain (larger lots, fewer streets and lanes).

Strategy 27.2 Require new development to integrate with the public street system.

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### **Public environment**

New development must add positively to Yarra's overall character and help create a safe and engaging public environment where pedestrian activity and interaction are encouraged. Public spaces and urban squares provide outdoor spaces for people to meet and gather. Opportunities to create such spaces will be sought.

There is a need to ensure that, as development occurs, Yarra's public environment, buildings and transport infrastructure are accessible to all people.

#### **Objective 28 To provide a public environment that encourages community interaction and activity.**

Strategy 28.1 Encourage universal access to all new public spaces and buildings.

Strategy 28.2 Ensure that buildings have a human scale at street level.

Strategy 28.3 Require buildings and public spaces to provide a safe and attractive public environment.

Strategy 28.4 Require new development to consider the opportunity to create public spaces as part of new development.

Strategy 28.5 Require new development to make a clear distinction between public and private spaces.

Strategy 28.6 Require new development to consider the creation of public access through large development sites, particularly those development sites adjacent to waterways, parkland or activity centres.

Strategy 28.7 Discourage the creation of ‘gated communities’ that do not integrate with surrounding areas.

Strategy 28.8 Encourage public art in new development.

Strategy 28.9 Apply the Public Open Space Contribution policy at clause 22.12.

Strategy 28.10 Require site rezonings for new development to consider the inclusion of public domain improvements commensurate with the new use.

**Objective 29 To ensure that advertising signage contributes positively to Yarra.**

Strategy 29.1 Apply the Advertising Signs Policy at clause 22.04.