FEB 2018

QUALITY DESIGN GUIDELINES
COMMERCIAL AND MIXED-USE AREAS

City of GLEN EIRA

GLEN EIRA CITY COUNCIL

1.1 OVERVIEW

PURPOSE

The purpose of this document is to:

- Respond to the aspirations of the Glen Eira community and deliver on the vision for our neighbourhoods.
- Encourage a high level of architectural design in new developments.
- Provide clarity and certainty about Council's expectations for new developments.
- Support and supplement existing design guidance provided by the *Glen Eira Planning Scheme* and relevant State Government initiatives.

SUMMARY

The *Guidelines* are comprised of four main parts.

Quality Design Principles

Eight Quality Design Principles underpin the *Guidelines*. These principles were developed to provide the strategic context for all design guidance in this document.

Building types and key outcomes

The *Guidelines* propose a range of building types that are preferred in our neighbourhoods. This section provides an overview of each building type, where they should be located, and how best to design them.

General building design details

This section outlines the detailed design elements that contribute to quality and functional buildings.

Designing for the community

Buildings can be designed to support a diverse and vibrant local community. This section addresses other matters that should be addressed such as land use and commercial mix, dwelling diversity and delivering a community benefit.

WHO ARE THE GUIDELINES FOR?

The Glen Eira community

The *Guidelines* reflect the views and aspirations of the Glen Eira community. The Guidelines provide more certainty for the community about what to expect when developments are proposed.

Glen Eira City Council

The *Guidelines* provide a consistent approach to achieving high quality design outcomes. The *Guidelines* will inform future content of the *Glen Eira Planning Scheme* and be used as an education and communication tool identifying our preferences for building design.

Development applicants

The Guidelines provide a level of consistency and certainty for planners, designers and developers. The intent is to be clear about Council's preferences in order to reduce points of conflict in the planning permit application process.

IMPLEMENTATION AND RELATIONSHIP WITH OTHER PLANNING DOCUMENTS

State Government Initiatives

The Victorian Government is in the process of implementing significant reforms to planning and urban design requirements across Victoria.

The Guidelines do not seek to vary any policy, standard, or guideline implemented by the Victorian Government. The Guidelines will complement and deliver on State objectives in a way that:

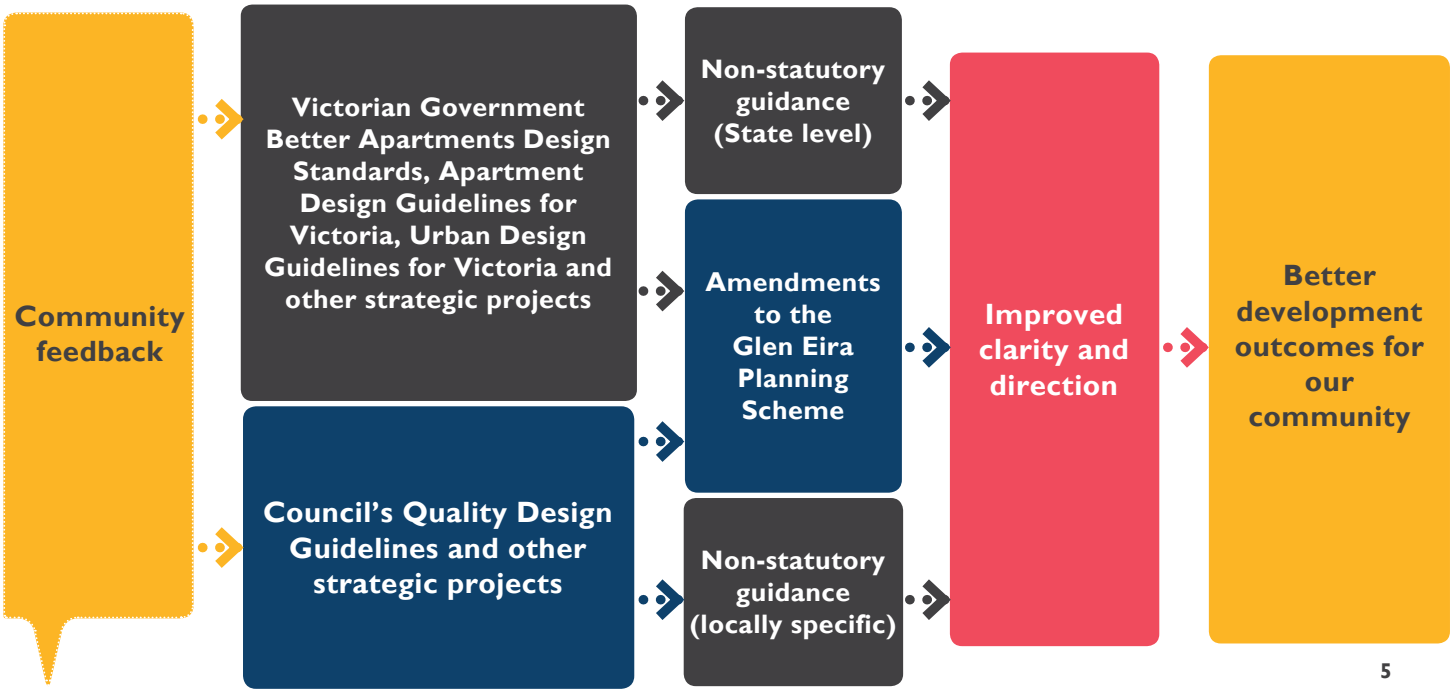
- Nominates preferred local outcomes that will be applied through a statutory planning policy or control where possible (e.g. new or amended local policies, zones, zone schedules or overlay controls).
- Provides non-statutory guidance that bridges the way between broad State-level guidance and Council's position on specific outcomes sought in our municipality.

Glen Eira City Council — Planning Scheme provisions and general guidance

The *Quality Design Guidelines* will inform and work alongside existing and future content of the *Glen Eira Planning Scheme*. The *Guidelines* will:

- Inform changes to local planning policy and provisions in the Glen Eira Planning Scheme – facilitated through a formal planning scheme amendment process.
- Provide non-statutory guidance to help educate, communicate and deliver quality development outcomes across our municipality, improving the level of specificity, consistency and certainty for all involved in the development process.

Further strategic work is required to determine how the requirements of the Guidelines will be implemented in the *Glen Eira Planning Scheme*. In the meantime, indicative zones are noted for each building type under the strategic implementation sections.



1.2 QUALITY DESIGN PRINCIPLES

Council has engaged extensively with the community regarding the nature of development occurring in commercial areas across our City. The key priorities that emerged through these conversations were:

> encourage high quality architectural outcomes;

> respect and celebrate the unique character of our traditional commercial strips;

> enhance public spaces and provide more urban greenery;

> promote sustainable development;

> deliver more employment opportunities, not just residential apartments; and

> provide clear strategic planning direction for areas where major development is appropriate and how it should be delivered. Ensure that major developments give back to the community.

To successfully address these community concerns while reinvigorating our activity centres, Council has developed eight *Quality Design Principles* that aim to achieve the best policy framework for development in our City.

These principles underpin the building types, interface responses and design detail requirements set out in the following sections.

1. STREET CHARACTER

Strengthening the established built form, scale and articulation of activity centre streets.

This principle is achieved through the following guidelines and requirements:

> Articulation of horizontal and vertical form

> Fenestration and openings

> Materials and finishes

> Weather protection and awnings

> Building entries

> Setbacks

2. WELL DESIGNED BUILDINGS

Maintaining continuity of ground level activity, pedestrian safety and comfort along streets.

This principle is achieved through the following guidelines and requirements:

> Weather protection and awnings

> Building entries

> Materials and finishes

> Services

3. QUALITY MATERIALS

Using hard wearing, natural and familiar materials in new buildings to provide continuity with existing built form.

This principle is achieved through the following guidelines and requirements:

> Materials and finishes

4. COMMERCIAL PRIORITY

Delivering diverse and flexible accommodation that serves the needs of trade and commerce.

This principle is achieved through the following guidelines and requirements:

> Land use and commercial mix

> Parking and access

> Signage

> Façades

5. PUBLIC SPACES

Providing adequate public spaces that serve the needs of existing and new residents and visitors.

This principle is achieved through the following guidelines and requirements:

> Active streets, laneways and cross-block links

> Interface to public open space

> Community benefit

> Public open space

6. ACCESS AND PARKING

Reducing the visual presence of vehicle accessways and parking on streetscapes while maintaining safe pedestrian access to parking areas.

This principle is achieved through the following guidelines and requirements:

> Pedestrian access

> Vehicle access and parking

> Bicycle access, parking and end-of-trip facilities

> Loading and unloading vehicles

> Interface to laneways

7. COMMUNITY BENEFIT

Providing for community uses, employment, affordable housing and access via increased development potential.

This principle is achieved through the community benefit guidelines and requirements.

8. ENVIRONMENTALLY SUSTAINABLE DESIGN

Reducing the environmental impact of new development.

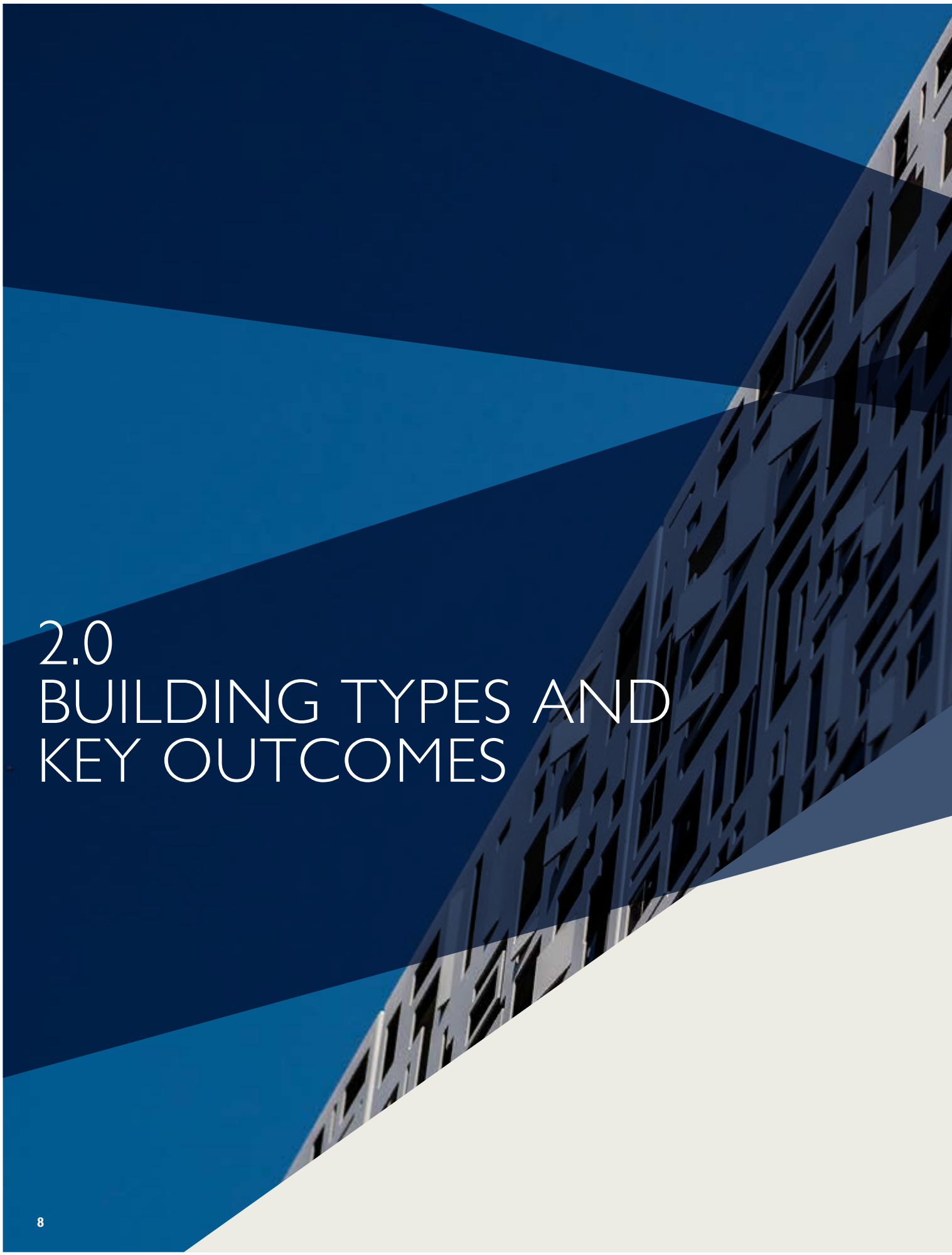
This principle is achieved through the following guidelines and requirements:

> Roof design

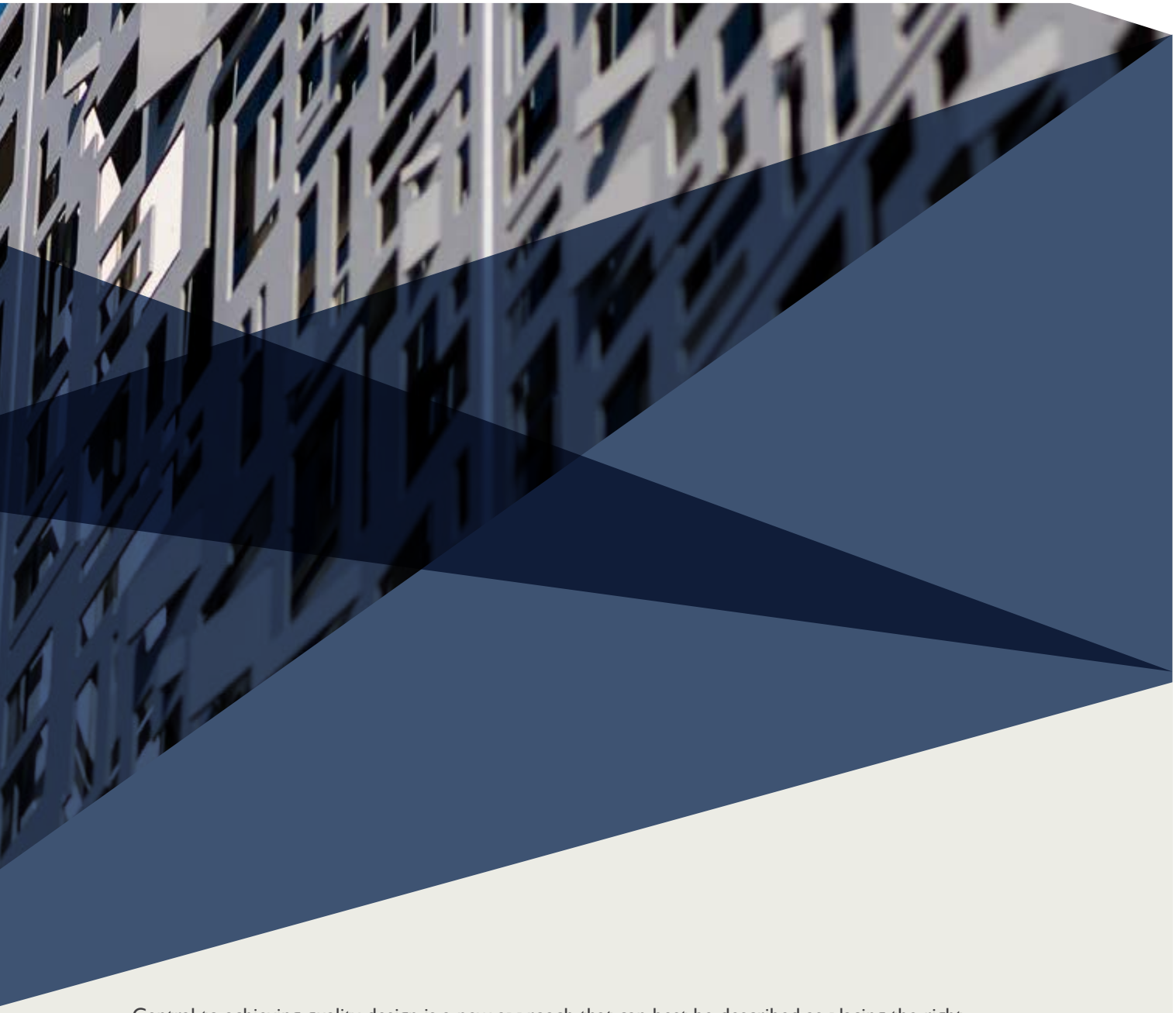
> Materials

> Building services

The building types, interface responses and design detail requirements set out in the following sections work together to deliver on these principles.



2.0
BUILDING TYPES AND KEY OUTCOMES



Central to achieving quality design is a new approach that can best be described as placing the right buildings in the right locations. The *Guidelines* propose a range of commercial and mixed-use building types that will help to manage growth and transition more appropriately across our activity centres.

This section provides an overview of each building type including preferred locations, heights, setbacks and key design outcomes.

2.1 SHOP-TOP (HERITAGE OR CHARACTER AREAS)

OVERVIEW

Commercial or mixed-use building that is designed to celebrate and respect the heritage or significant character precinct in which it is located. Consists of active commercial uses at lower levels and commercial or residential uses at upper levels.

OBJECTIVE

> To provide commercial and mixed-use buildings that maintain the low-scale heritage or significant character of the streetscape and respond appropriately to sensitive interfaces.

SUMMARY

> 3 to 4 storeys (subject to site context) with a street wall design and height that matches the prevailing heritage or character of the streetscape. Upper floors setback and designed recessively to minimise visibility from the street.

> Strongly encourage the retention existing street frontages, including restoration or reconstruction of original heritage features.

> Human scale design, with a consistent low-scale streetwall, weather protection and active frontages.

> Respectful of sensitive interfaces.

> Ground floor shopfront with active edges (avoid blank walls and vehicle access from primary commercial street frontages). Upper floors contain mix of employment and residential.

STRATEGIC IMPLEMENTATION

Building height

> 3 to 4 storeys (subject to site context), unless otherwise defined in the *Glen Eira Planning Scheme* or a locally specific strategic plan.

Preferred locations

> Commercial or mixed-use land subject to heritage protection or identified as having significant character in a locally specific strategic plan.

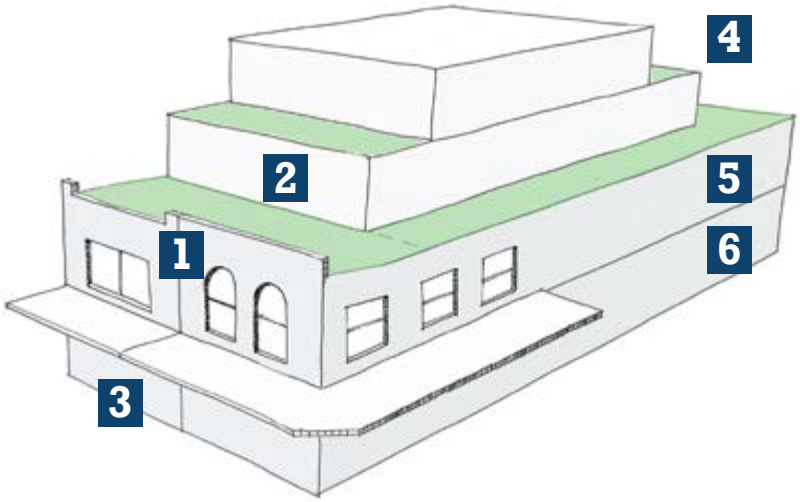
Indicative zone

> Commercial 1 or Mixed-Use Zone with Heritage Overlay or Design and Development Overlay.

> Customised planning provisions based on the context of the site or precinct.

For further advice about commercial buildings in heritage areas, refer to Council's *Heritage Policy*

DESIGN EXAMPLE



1 Preserve heritage
Retain important heritage facades and building elements. Use familiar materials (e.g. brick), textures and colours

2 Recessive additions
Minimise visibility and dominance of upper floors

3 Human-scale design
Provide a safe and attractive pedestrian environment with human-scale design, interesting architectural detailing, active frontages and weather protection at ground floor

4 Sensitive residential interface
Setbacks and design response manages overlooking, overshadowing and building bulk towards sensitive residential interfaces

5 Consolidation
Consolidate sites to avoid tall skinny built forms. Ensure streetwall design matches the fine-grain character of existing streets

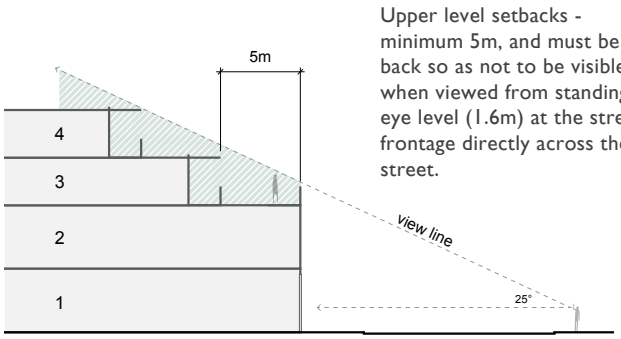
6 Diverse employment and housing
Land use mix provides a range of employment and housing opportunities. Commercial space is prioritised

SHOP-TOP (HERITAGE OR CHARACTER AREAS)

SETBACKS

PRIMARY FRONTAGE

Main or local road



Upper level setbacks - minimum 5m, and must be set back so as not to be visible when viewed from standing eye level (1.6m) at the street frontage directly across the street.

Intent:

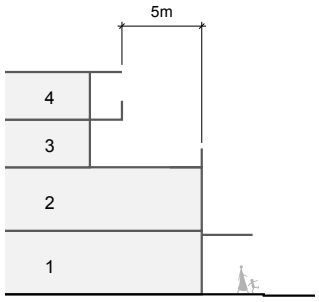
> Providing street wall design and height that matches the prevailing heritage or character elements of the streetscape.

> Minimise the visibility and dominance of upper floors through setbacks and recessive design elements that provide a clear separation.

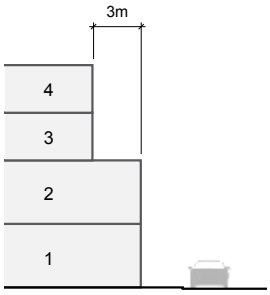
> Provide a safe and attractive pedestrian environment with human scale design, weather protection and active frontages.

SECONDARY FRONTAGE (CORNER SITES)

Main road



Local street



Intent:

> Ensure an appropriate development outcome that responds to the role, function and character of the secondary street.

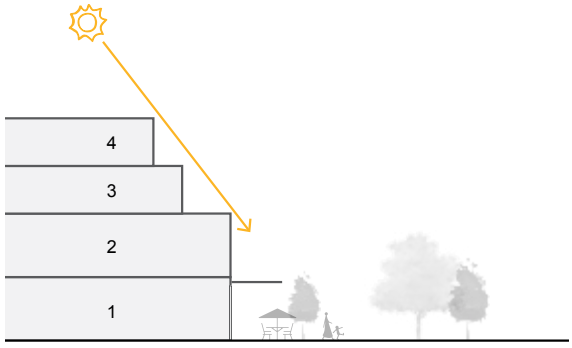
> Provide a safe and attractive pedestrian environment with human scale design, weather protection and active frontages.

PUBLIC OPEN SPACE

Intent:

> Minimise the impact of overshadowing on existing and future public open space.

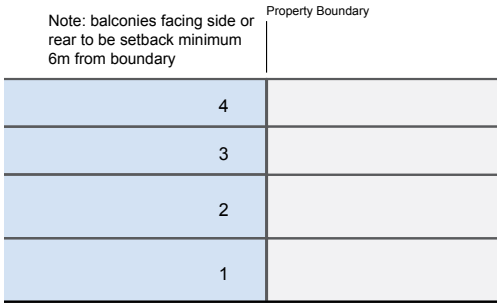
> Maximise passive surveillance and activation of public open space. Dwellings and commercial spaces should address the public realm.



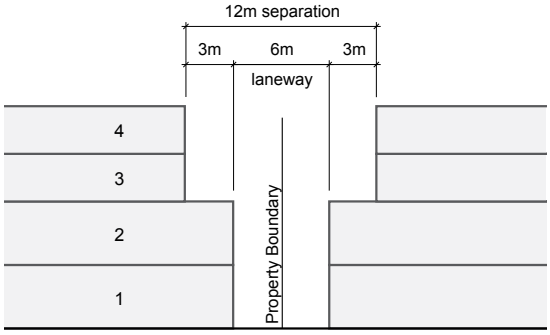
SIDE AND REAR INTERFACES

Commercial

Side and rear boundary



Laneway



Intent:

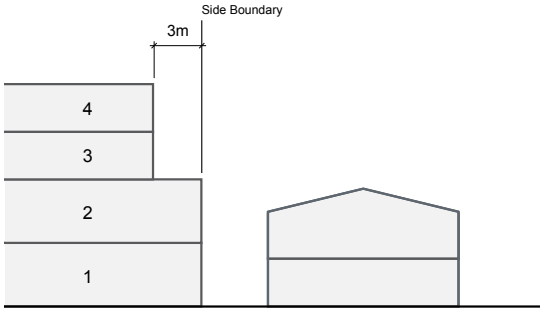
> Provide boundary to boundary development for low-scale development (side boundary to commercial sites), to maintain a consistent attached built form character.

> Where a side setback is proposed, provide adequate separation between buildings to achieve a high level of internal amenity for existing and future occupants of apartments. Side-facing balconies strongly discouraged (provide a minimum side setback of 6m for secluded private open space at upper floors).

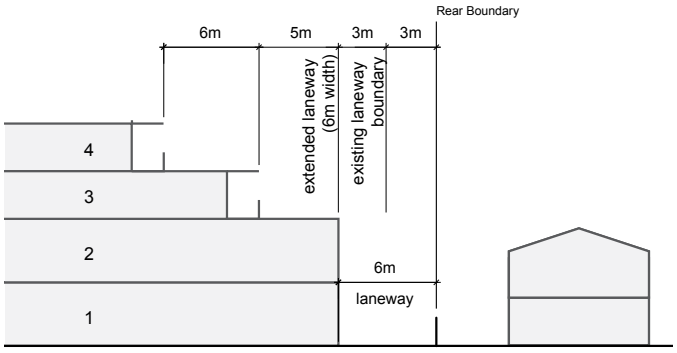
> Support the function of designated active and service laneways (see Glossary).

Residential

Side boundary



Rear boundary



Intent:

> Provide a suitable transition to sensitive residential areas. Building design and setbacks should provide separation that assists in reducing building bulk and overlooking (without reliance on tall privacy screens to maintain outlook from active living areas for future residents).

> Minimise the impact of overshadowing on existing sensitive residential areas including heritage areas.

> Support the function of designated active and service laneways (see Glossary). Widen to provide a 6m laneway width.

SHOP-TOP (HERITAGE OR CHARACTER AREAS)

KEY DESIGN OUTCOMES

HERITAGE POLICY

> If the site is in a Heritage Overlay, design in accordance with the *Glen Eira Planning Scheme's Heritage Policy* requirements as relevant. The following design outcomes are in addition to *Heritage Policy* requirements.

BUILT FORM

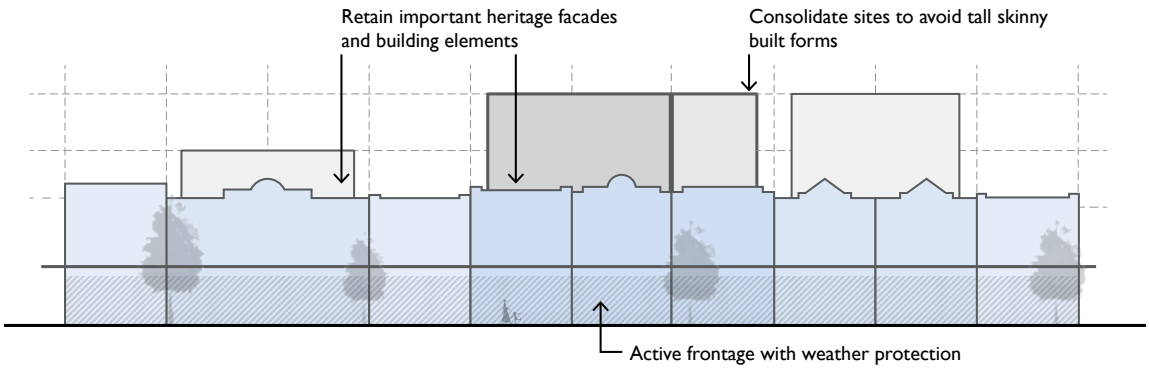
> Focus on human-scale design:

- Use a podium and tower form with detailing emphasised at ground floor to achieve a human scale with an attractive and active street level experience.
- Provide active edges at ground floor, with weather protection (awnings), openings and architectural detailing providing activity and interest for people.
- Separation between a low-scale podium and upper level 'tower' assists in grounding taller buildings and integration with traditional low-scale streetscapes.
- Incorporate consolidated upper setbacks to avoid a visible tiered wedding cake form.

> Effective façade detailing and articulation can improve streetscape integration and minimise the perceived scale of new buildings.

- Where the street proportions and character are strongly defined, respond to those key features (such as setbacks, parapets, cornices, awnings or colonnade heights).
- Use vertical and horizontal architectural elements and spacings that match the development pattern of the street. (For example, match the fine grain character of surrounding buildings by matching vertical alignments in the podium of a building.)
- Design with regard to oblique views — using architectural elements that turn the corner from front to side façades or emphasise both street interfaces on corner sites. Boundary walls and side-facing interfaces should be treated and articulated to provide interest from oblique views assuming that development will not occur on adjoining sites for some time.

> Where near to sensitive interfaces, provide a transition in scale from larger buildings to adjacent areas of smaller scale.



For further details, refer to General building design details from page 50

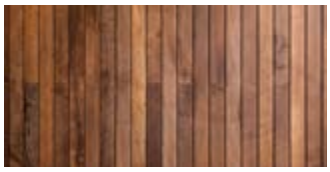
QUALITY MATERIALS, TEXTURES AND COLOURS

> Incorporate high quality materials, textures and colours that respond to local characteristics. For example, the use of brick within the streetwall/podium to complement existing traditional streetscapes is strongly encouraged.

> Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).

> Materials should be durable, sustainable, attractive and meet all relevant building regulations.



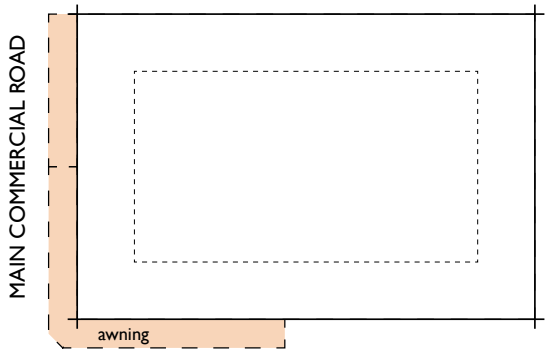
ACTIVE EDGES AND WEATHER PROTECTION

> Provide active edges linking private and public spaces in buildings. Focus on delivering a quality pedestrian environment at street level with active frontages using clear glazing, openings and awnings or verandahs. The following is sought for different types of street frontages:

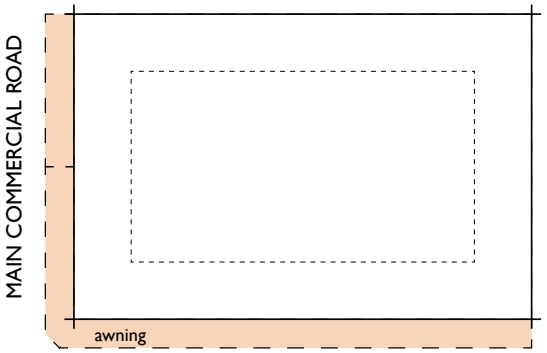
- Primary street frontage (all roads): Provide fixed awnings/verandahs across 100% of the frontage. At least 80% of the building façade at street level to be maintained as an entry or window with clear glazing.
- Secondary street frontage on corner sites (if a main road): as above.
- Secondary street frontage on corner sites (if a local street). Provide fixed awnings/verandahs across at least 40% of the frontage. At least 40% of the building façade at street level to be maintained as an entry or window with clear glazing.

> On corner lots, ensure that awnings turn the corner with the building addressing both streets in a continuous, even form. Avoid mock and ineffective awnings that do not provide adequate weather protection (e.g. extend the awning's coverage far as permissible towards the road frontage and avoid positioning the awning too high).

Awning locations and extent



LOCAL RESIDENTIAL STREET



MAIN COMMERCIAL ROAD

SHOP-TOP (HERITAGE OR CHARACTER AREAS)

KEY DESIGN OUTCOMES

BUILDING ENTRIES

> Provide building entries that are clearly visible and welcoming.

- Incorporate feature awnings, signage or landscape treatments to highlight entries.
- Provide good lighting and weather protection.
- Separate the resident and visitor entries from commercial entries, service areas and loading zones.
- Avoid recessed side entries with limited visibility.

SITE CONSOLIDATION

Site consolidation is encouraged to deliver an efficient built form and to ensure the visual impact of larger developments can be managed within the site. Avoid tall, skinny built forms. Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street.

URBAN GREENERY AND LANDSCAPING

> Provide high quality landscaping that softens built forms and positively contributes to urban amenity:

> Prioritise green urban gardens using planting on structures, planter boxes and green walls in places such as building entries, rooftop decks, private and common outdoor areas and balconies.

> Internal planting in areas such as in lobbies is also encouraged to improve internal amenity and re-introduce a connection to nature for people in urban environments.

OUTLOOK, OVERLOOKING AND PRIVATE OPEN SPACE

> Well designed living areas, balconies, terraces and courtyards are an essential component of urban living. These areas should maximise views, outlook, natural daylight and ventilation.

- Recommendations: Optimise the location of active living areas (balconies, lounges, etc) to maximise outlook and avoid the need for tall overlooking screening. Balconies should generally face the street or towards the rear of the site with adequate separation from dwellings on adjoining properties to achieve this. Avoid balconies facing side boundaries. Developments should not borrow from the separation, outlook and amenity of developable adjoining land to maintain equitable development opportunities.

> Private open space serves the dual function of providing for recreation and services. Provide separate service areas that do not compromise the recreational aspect of private open spaces.

- Recommendations: Recreational areas should be of an adequate size to enable social interaction and general recreation in an outdoor space. Service areas such as bin storage, laundry and air-conditioning facilities are best located in secondary service yards or balcony areas, and should be screened from view. Consider where residents hang their washing and how this impacts on the streetscape and internal amenity.

For further details, refer to General building design details from page 50

LANEWAYS

> Active laneway (where nominated by a structure plan or similar) — 6 metre active laneway width should be achieved unless otherwise specified. This provides space for active edges (e.g. restaurants) and for shared pedestrian and vehicle access.

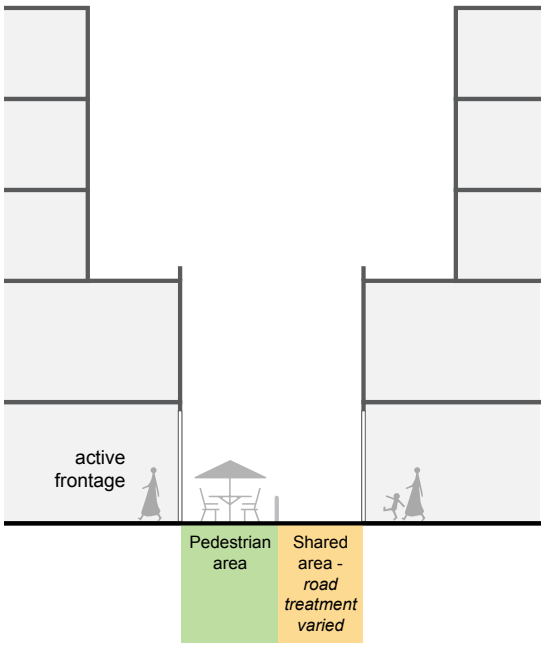
> Service laneway — 6 metre service laneway width should be achieved unless otherwise specified. This provides space to accommodate increased traffic movements associated with development, while allowing for safe pedestrian movement. Ensure sufficient space is provided for relevant building services, waste management, deliveries (loading/unloading) as well as vehicle access.

PASSIVE SURVEILLANCE

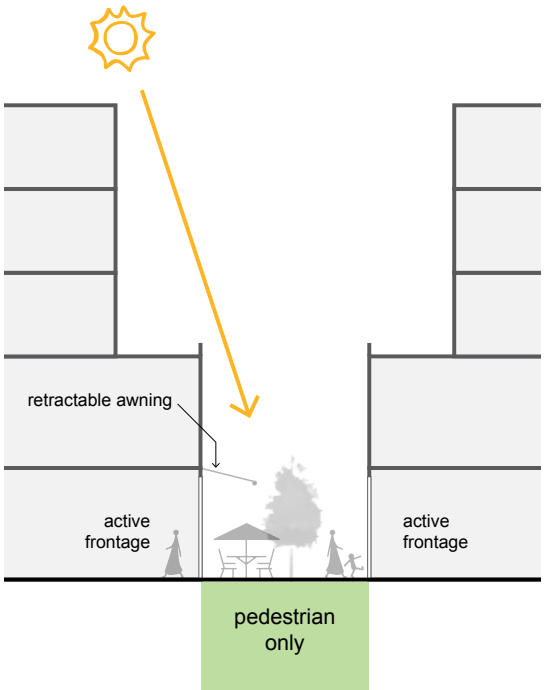
> Ensure that new development contributes to a sense of safety, comfort and community presence within the site and the surrounding area.

  – Recommendations: Provide active edges at street level (see above). Living areas, common areas and commercial spaces should be oriented towards the street, enabling passive surveillance and community interaction. Considered design can achieve this in a way that still maintains privacy for residents.

Shared laneway



Pedestrian laneway



SHOP-TOP (HERITAGE OR CHARACTER AREAS)

KEY DESIGN OUTCOMES

LAND USE MIX AND DWELLING DIVERSITY

> Provide a mixed-use building that is well balanced, inviting, active and adaptable, with a focus on delivering employment and generating uses relevant to the commercial function of the street.

  – Recommendations: Active commercial uses such as shops and restaurants at ground floor. Active or passive commercial uses such as offices at upper floors. Residential uses also acceptable at upper floors after relevant commercial objectives have been met.

> Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.

  – Recommendations: Provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

SUSTAINABLE BUILDING DESIGN

> Incorporate sustainable design elements into roofing (eg. solar panels; skylights and ventilation systems; and green roofs on larger developments). Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development. Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials to improve passive heating and cooling effects while minimising reliance on mechanical air conditioning systems). Urban greenery (see above) should provide sustainable and biodiverse landscaping with appropriate species selection and maintenance systems. Incorporate innovative approaches to waste management.

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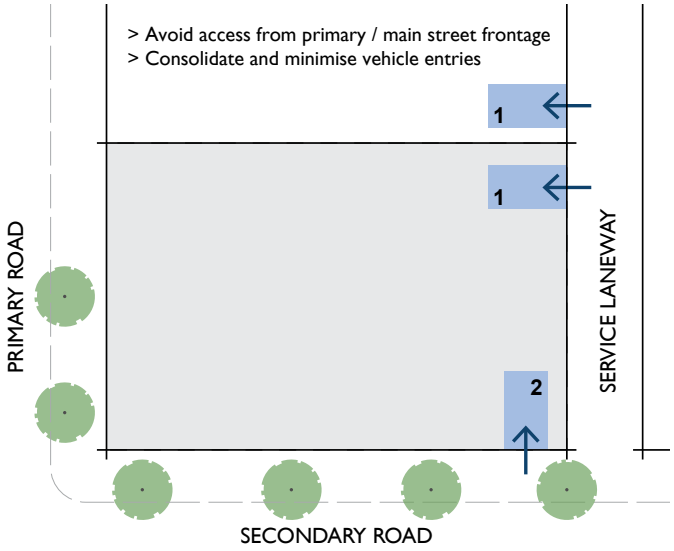
For further details, refer to General building design details from page 50

PARKING AND ACCESS

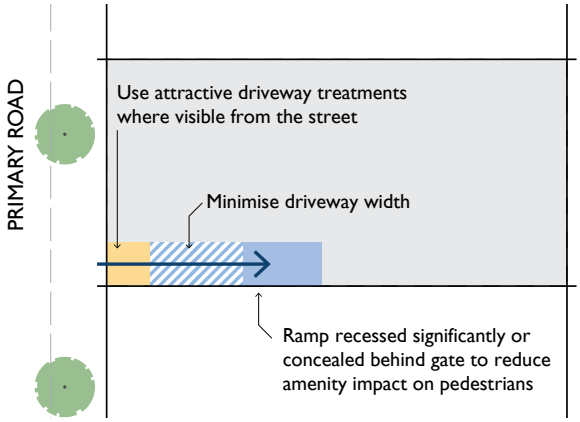
> Prioritise high quality streetscapes and pleasant people environments through considered parking and access design that minimises visual and physical impacts.

- Focus on maintaining active land uses at street level.
- Vehicle access is preferred from side streets or rear laneways if available.
- Minimise access and crossover widths as much as practicable.
- Locate parking structures underground in basements or towards the rear of the building if above ground.
- Provide separation between pedestrian and vehicle access ways.
- Ensure that bicycle parking is secure, convenient and readily accessible.
- Ensure that the arrangements of loading and servicing of commercial premises cause minimum disruption for pedestrians and cyclists.

Vehicle access location priority, where laneway or secondary frontage available



If no laneway or secondary street frontage available



2.2 SHOP-TOP (STANDARD)

OVERVIEW

Commercial or mixed-use building that consists of active commercial uses at lower levels and commercial or residential uses at upper levels

OBJECTIVE

> To provide commercial and mixed use buildings that maintain the low-scale and fine grained streetscape character of traditional shopping strips and respond appropriately to sensitive interfaces.

SUMMARY

> 3 to 5 storeys (subject to site context) including a consistent two storey street wall/podium.

> Human scale design, with a consistent low-scale streetwall, weather protection and active frontages.

> Respectful of sensitive interfaces.

> Ground floor shopfront with active edges (avoid blank walls and vehicle access from primary commercial street frontages). Upper floors contain mix of employment and residential.

STRATEGIC IMPLEMENTATION

Preferred height

> 3 to 5 storeys (subject to site context), unless otherwise defined in the *Glen Eira Planning Scheme* or a locally specific strategic plan.

Preferred locations

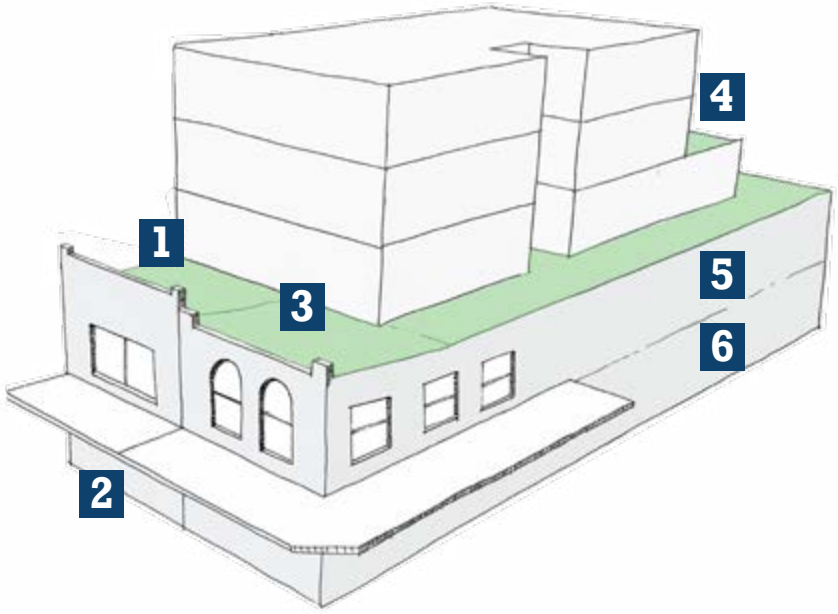
> Commercial or mixed-use land located along fine grained shopping strips in activity centres.

Indicative zone or overlay

> Commercial 1 or Mixed-Use Zone with Design and Development Overlay.

> Customised planning provisions based on the context of the site or precinct.

DESIGN EXAMPLE



1 **Podium and tower form**
Match street wall heights, alignments, materials (e.g. brick) and colours to integrate taller buildings within traditional streets. Provide further separation at upper floors to reduce dominance of the tower element

2 **Human-scale design**
Provide a safe and attractive pedestrian environment with human-scale design, interesting architectural detailing, active frontages and weather protection at ground floor

3 **Urban greenery**
Prioritise quality urban landscaping and urban greenery in planter boxes or vertical gardens in places like building entries, rooftop decks, private and common outdoor areas

4 **Sensitive residential interface**
Setbacks and design response manages overlooking, overshadowing and building bulk towards sensitive residential interfaces

5 **Consolidation**
Consolidate sites to avoid tall skinny built forms. Ensure streetwall design matches the fine-grain character of existing streets

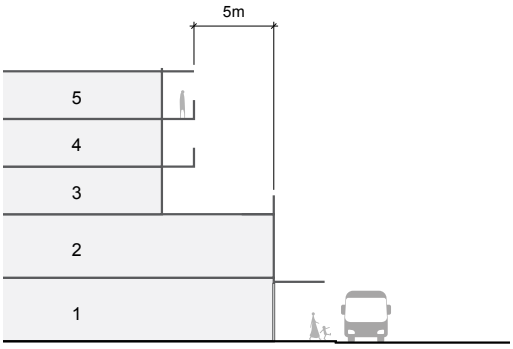
6 **Diverse employment and housing**
Land use mix provides a range of employment and housing opportunities. Commercial space is prioritised

SHOP-TOP (STANDARD)

SETBACKS

PRIMARY FRONTAGE

Main or local road



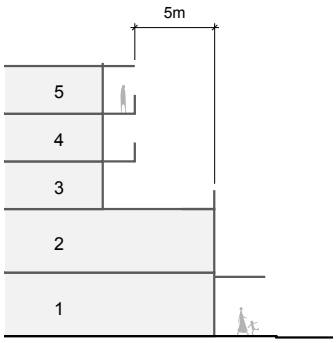
Intent:

> Provide human scale design with consistent street wall heights that reinforce traditional parapet heights (generally 2 storeys) and reduce the visual dominance of upper floors.

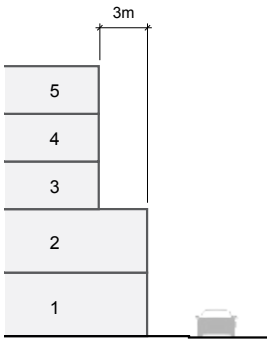
> Provide safe and attractive pedestrian environments with weather protection and active frontages.

SECONDARY FRONTAGE (CORNER SITES)

Main road



Local street



Intent:

> Ensure an appropriate development outcome that responds to the role, function and character of the secondary street.

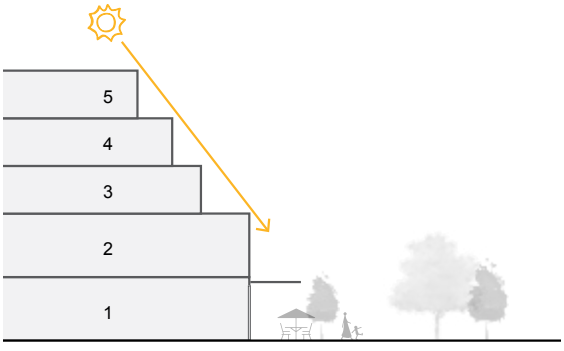
> Provide a safe and attractive pedestrian environment with human scale design, weather protection and active frontages.

PUBLIC OPEN SPACE

Intent:

> Minimise the impact of overshadowing on existing and future public open space.

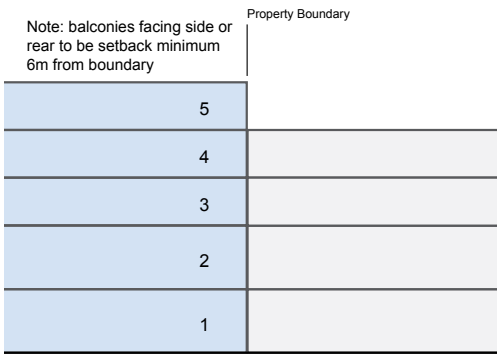
> Maximise passive surveillance and activation of public open space. Dwellings and commercial spaces should address the public realm.



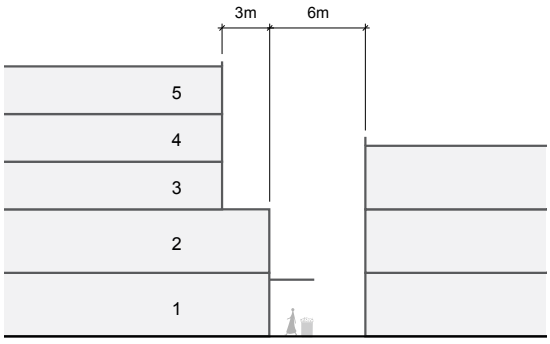
SIDE AND REAR INTERFACES

Commercial

Side and rear boundary



Laneway



Intent:

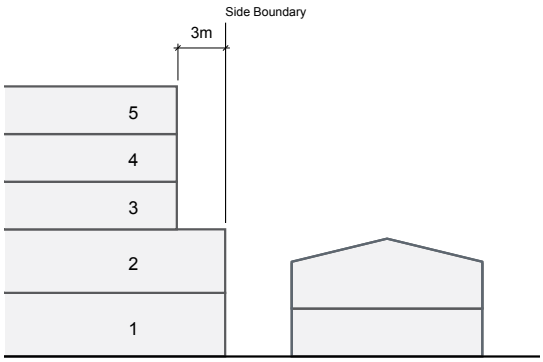
> Provide boundary to boundary development for low-scale development (side boundary to commercial sites), to maintain a consistent attached built form character.

> Where a side setback is proposed, provide adequate separation between buildings to achieve a high level of internal amenity for existing and future occupants of apartments. Side-facing balconies strongly discouraged (provide a minimum side setback of 6m for secluded private open space at upper floors).

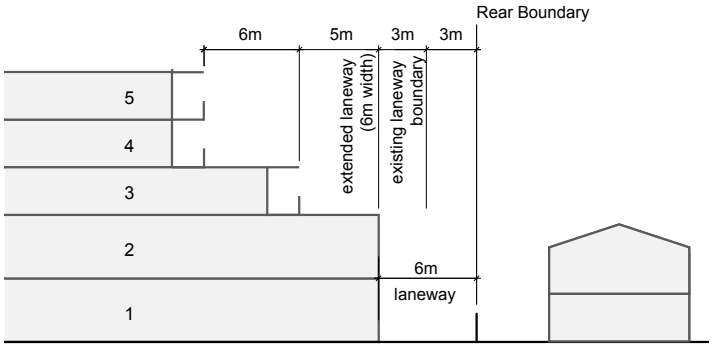
> Support the function of designated active and service laneways (see Glossary).

Residential

Side boundary



Rear boundary



Intent:

> Provide a suitable transition to sensitive residential areas. Building design and setbacks should provide separation that assists to reduce building bulk and overlooking (without reliance on tall privacy screens to maintain outlook from active living areas for future residents).

> Minimise the impact of overshadowing on existing sensitive residential areas including heritage areas.

> Support the function of designated active and service laneways (see Glossary). Widen to provide a 6m laneway width.

SHOP-TOP (STANDARD)

KEY DESIGN OUTCOMES

BUILT FORM

> Focus on human-scale design:

- Use a podium and tower form with detailing emphasised at ground floor to achieve a human scale with an attractive and active street level experience.
- Provide active edges at ground floor, with weather protection (awnings), openings and architectural detailing providing activity and interest for people.
- The separation between a low-scale podium and upper level 'tower' assists in grounding taller buildings and integration with traditional low-scale streetscapes.
- Incorporate consolidated upper setbacks to avoid a visible, tiered wedding cake form.

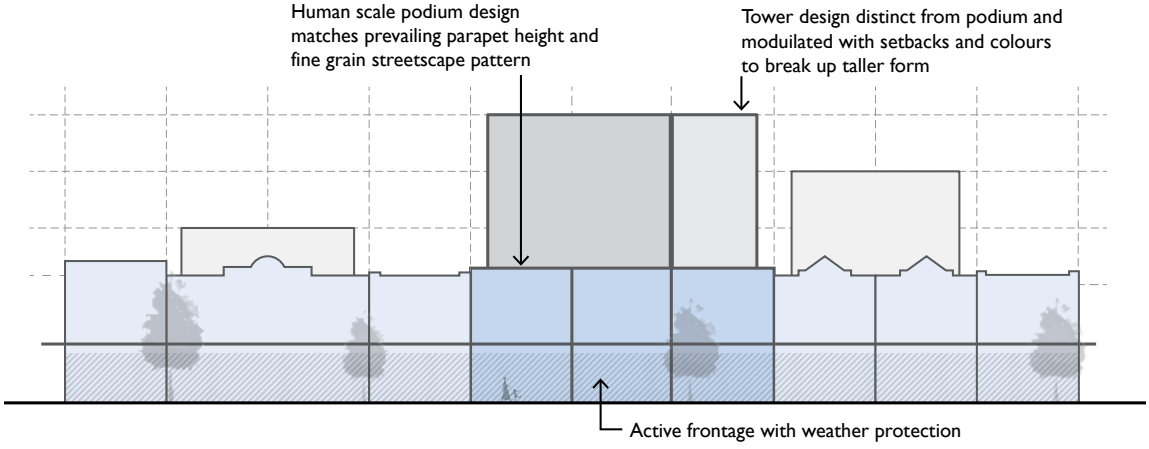
> Effective façade detailing and articulation can improve streetscape integration and minimise the perceived scale of new buildings.

- Where the street proportions and character are strongly defined, respond to those key features (such as setbacks, parapets, cornices, awnings or colonnade heights).
- Use vertical and horizontal architectural elements and spacings that match the development pattern of the street (for example, match the fine-grain character of surrounding buildings by matching vertical alignments in the podium of a building).
- Design with regard to oblique views — using architectural elements that 'turn the corner' from front to side façades or emphasise both street interfaces on corner sites. Boundary walls and side-facing interfaces should be treated and articulated to provide interest from oblique views assuming that development will not occur on adjoining sites for some time.

> Where near to sensitive interfaces, provide a transition in scale from larger buildings to adjacent areas of smaller scale.

SITE CONSOLIDATION

> Site consolidation is encouraged to deliver an efficient built form and to ensure the visual impact of larger developments can be managed within the site. Avoid tall, skinny built forms. Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street.



For further details, refer to General building design details from page 50

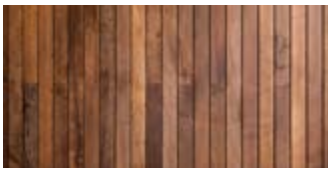
QUALITY MATERIALS, TEXTURES AND COLOURS

> Incorporate high quality materials, textures and colours that respond to local characteristics. For example, the use of brick within the streetwall/podium to complement existing traditional streetscapes is strongly encouraged.

> Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).

> Materials should be durable, sustainable and attractive and meet all relevant building regulations.



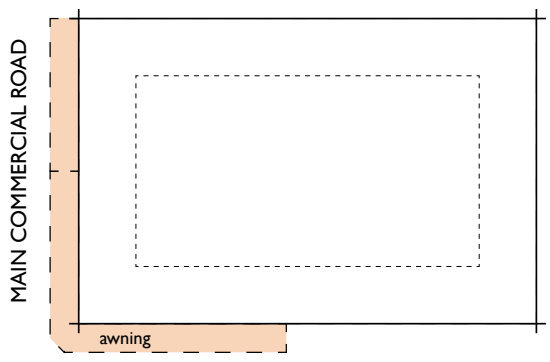
ACTIVE EDGES AND WEATHER PROTECTION

> Provide active edges linking private and public spaces in buildings. Focus on delivering a quality pedestrian environment at street level with active frontages using clear glazing, openings and awnings or verandahs. The following is sought for different types of street frontages:

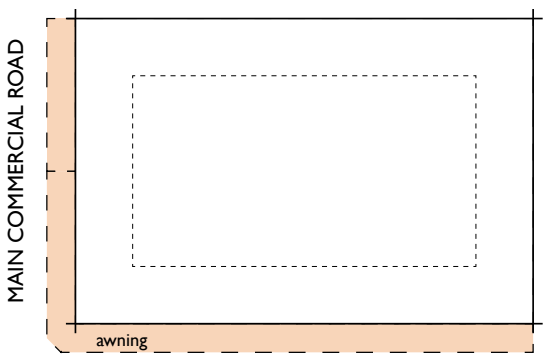
- Primary street frontage (all roads): Provide fixed awnings/verandahs across 100% of the frontage. At least 80% of the building façade at street level to be maintained as an entry or window with clear glazing.
- Secondary street frontage on corner sites (if a main road): as above.
- Secondary street frontage on corner sites (if a local street): Provide fixed awnings/verandahs across at least 40% of the frontage. At least 40% of the building façade at street level to be maintained as an entry or window with clear glazing.

> On corner lots, ensure that awnings turn the corner with the building addressing both streets in a continuous, even form. Avoid mock canopies and ineffective awnings that do not provide adequate weather protection (e.g. extend the awning's coverage far as permissible towards the road frontage and avoid positioning the awning too high).

Awning locations and extent



LOCAL RESIDENTIAL STREET



MAIN COMMERCIAL ROAD

SHOP-TOP (STANDARD)

KEY DESIGN OUTCOMES

BUILDING ENTRIES

> Provide building entries that are clearly visible and welcoming.

- Incorporate feature awnings, signage or landscape treatments to highlight entries.
- Provide strong lighting and weather protection.
- Separate the resident and visitor entries from commercial entries, service areas and loading zones.
- Avoid recessed side entries with limited visibility.

URBAN GREENERY AND LANDSCAPING

> Provide high quality landscaping that softens built forms and positively contributes to urban amenity:

> Prioritise green urban gardens using planting on structures, planter boxes and green walls in places such as building entries, rooftop decks, private and common outdoor areas and balconies.

> Internal planting, in areas such as lobbies, is also encouraged to improve internal amenity and re-introduce a connection to nature for people in urban environments.

OUTLOOK, OVERLOOKING AND PRIVATE OPEN SPACE

> Well designed living areas, balconies, terraces and courtyards are an essential component of urban living. These areas should maximise views, outlook, natural daylight and ventilation.

- Recommendations: Optimise the location of active living areas (balconies, lounges, etc.) to maximise outlook and avoid the need for tall overlooking screening. Balconies should generally face the street or towards the rear of the site with adequate separation from dwellings on adjoining properties to achieve this. Avoid balconies facing side boundaries. Developments should not borrow from the separation, outlook and amenity of developable adjoining land to maintain equitable development opportunities.

> Private open space serves the dual function of providing for recreation and services. Provide separate service areas that do not compromise the recreational aspect of private open spaces.

- Recommendations: Recreational areas should be of adequate size to enable social interaction and general recreation in an outdoor space. Service areas such as bin storage, laundry and air-conditioning facilities are best located in secondary service yards or balcony areas, and should be screened from view. Consider where residents hang their washing and how this impacts on the streetscape and internal amenity.

For further details, refer to General building design details from page 50

LANEWAYS

> Active laneway (where nominated by a structure plan or similar) — 6 metre active laneway width should be achieved unless otherwise specified. This provides space for active edges (e.g. restaurants) and for shared pedestrian and vehicle access.

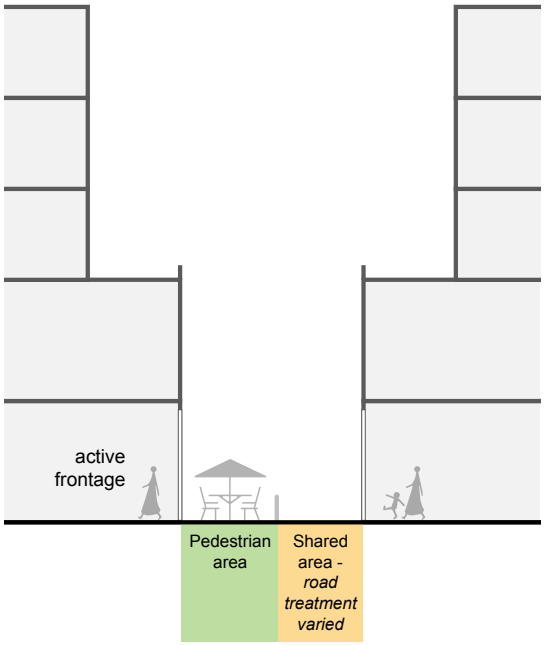
> Service laneway — 6 metre service laneway width should be achieved unless otherwise specified. This provides space to accommodate increased traffic movements associated with development, while allowing for safe pedestrian movement. Ensure sufficient space is provided for relevant building services, waste management, deliveries (loading/unloading) as well as vehicle access.

PASSIVE SURVEILLANCE

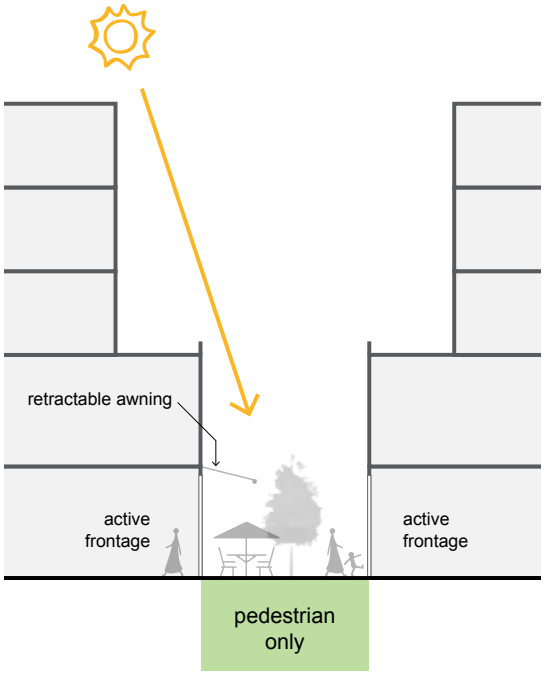
> Ensure that new development contributes to a sense of safety, comfort and community presence within the site and the surrounding area.

  – Recommendations: Provide active edges at street level (see above). Living areas, common areas and commercial spaces should be oriented towards the street, enabling passive surveillance and community interaction. Considered design can achieve this in a way that still maintains privacy for residents.

Shared laneway



Pedestrian laneway



SHOP-TOP (STANDARD)

KEY DESIGN OUTCOMES

LAND USE MIX AND DWELLING DIVERSITY

> Provide a mixed-use building that is well balanced, inviting, active and adaptable, with a focus on delivering employment and generating uses relevant to the commercial function of the street.

  – Recommendations: Active commercial uses such as shops and restaurants at ground floor. Active or passive commercial uses such as offices at upper floors. Residential uses also acceptable at upper floors after relevant commercial objectives have been met.

> Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.

  – Recommendations: Provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

SUSTAINABLE BUILDING DESIGN

> Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments). Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development. Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials to improve passive heating and cooling effects while minimising reliance on mechanical air conditioning systems). Urban greenery (see above) should provide sustainable and biodiverse landscaping with appropriate species selection and maintenance systems. Incorporate innovative approaches to waste management.

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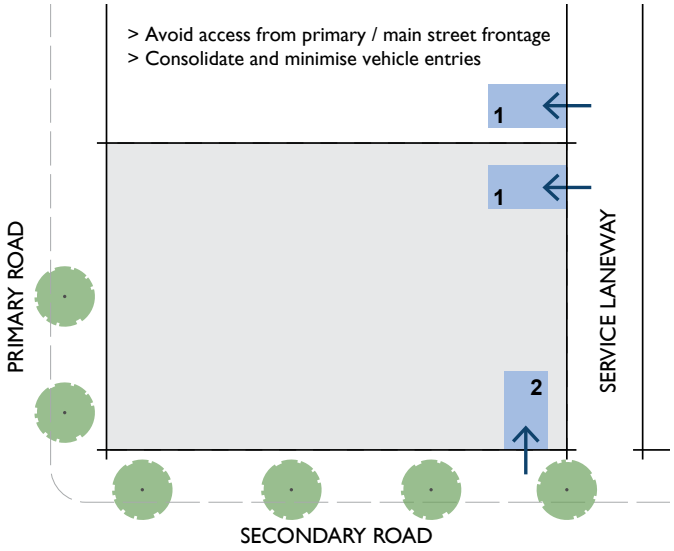
For further details, refer to General building design details from page 50

PARKING AND ACCESS

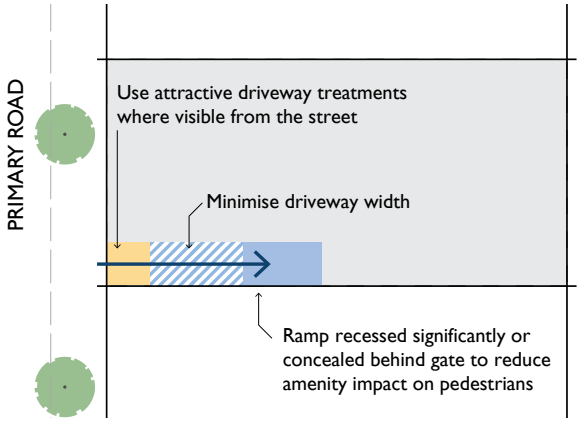
> Prioritise high quality streetscapes and pleasant people environments through considered parking and access design that minimises visual and physical impacts.

- Focus on maintaining active land uses at street level.
- Vehicle access is preferred from side streets or rear laneways if available.
- Minimise access and crossover widths as much as practicable.
- Locate parking structures underground in basements or towards the rear of the building if above ground.
- Provide separation between pedestrian and vehicle access ways.
- Ensure that bicycle parking is secure, convenient and readily accessible.
- Ensure that the arrangements of loading and servicing of commercial premises cause minimum disruption for pedestrians and cyclists.

Vehicle access location priority, where laneway or secondary frontage available



If no laneway or secondary street frontage available



2.3 STRATEGIC SITE

OVERVIEW

Commercial or mixed-use building consisting of active commercial uses at ground floor, further commercial uses above ground floor and residential uses at upper levels. Key focus on delivering employment, housing diversity and a significant community benefit on identified sites.

OBJECTIVE

> To provide commercial and mixed-use buildings that deliver a range of employment, residential and community spaces.

SUMMARY

> Podium and tower form, with active edges and human-scale design at lower floors and upper levels recessed.

> Prioritise commercial areas:

  – As a benchmark, provide 1m² of leasable commercial space per 1m² of development site area.

  – Provide diverse commercial spaces, including active and experiential retail on the ground floor and additional employment such as offices within the first few levels.

> Provide diverse housing options (range of sizes, layouts and budgets).

> Basement car parking with access from rear laneways or secondary streets (avoid vehicle access and views of car parking areas from primary commercial frontages).

STRATEGIC IMPLEMENTATION

Building height

The following building heights are nominated, unless otherwise defined in the *Glen Eira Planning Scheme* or a locally specific strategic plan.

> Strategic Site A — Preferred height of 6 storeys including a 3 storey street wall/podium. Allow up to 8 storeys if providing a significant community benefit (refer to Community benefit section).

> Strategic Site B — Preferred height of 5 storeys, including a 2 storey street wall/podium.

Preferred locations

> Strategic Site A — identified sites in a Health, Education and Innovation Precinct with Urban Renewal; Health, Education and Innovation Precinct; or Major Activity Centre with Urban Renewal.

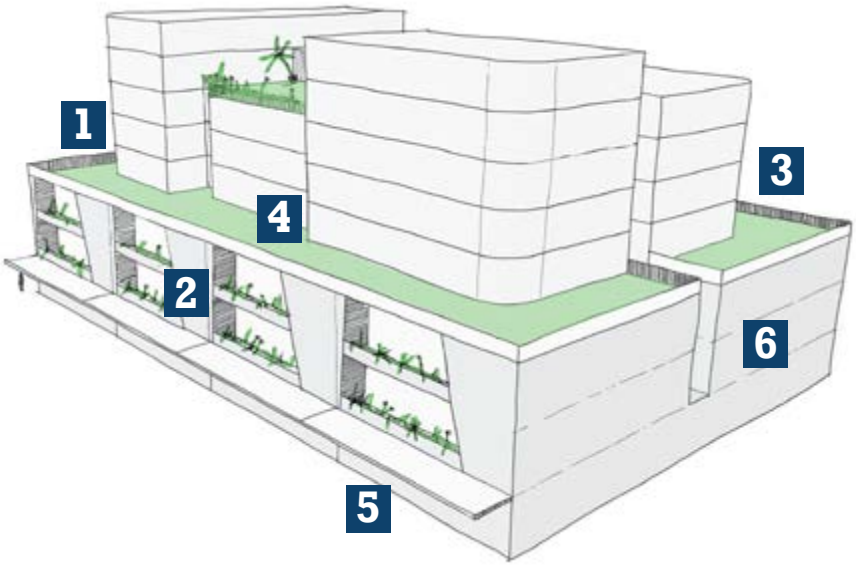
> Strategic Site B — identified sites in a Health, Education and Innovation Precinct with Urban Renewal; Health, Education and Innovation Precinct; Major Activity Centre with Urban Renewal; Major Activity Centre; Large Neighbourhood Centre or Neighbourhood Centre.

Indicative zone or overlay

> Commercial 1 or Mixed-Use Zone with Design and Development Overlay.

> Customised planning provisions based on the context of the site or precinct.

DESIGN EXAMPLE



1 **Podium and tower form**
Match street wall heights, alignments, materials (e.g. brick) and colours to integrate taller buildings within traditional streets. Provide further separation at upper floors to reduce dominance of the tower element.

2 **Human-scale design**
Provide a safe and attractive pedestrian environment with human-scale design, active frontages and weather protection at ground floor.

3 **Sensitive residential interface**
Setbacks and design response manages overlooking, overshadowing and building bulk towards sensitive residential interfaces.

4 **Urban greenery**
Prioritise quality urban landscaping and urban greenery in planter boxes or vertical gardens in places like building entries, rooftop decks, private and common outdoor areas.

5 **Consolidation**
Consolidate development sites to avoid tall skinny built forms. Ensure streetwall design matches the fine-grain character of existing streets to break up larger buildings.

6 **Diverse employment and housing**
Land use mix provides a range of employment and housing opportunities. Commercial space is prioritised. Large-scale developments enhance the local community, delivering public spaces or meeting other identified community needs.

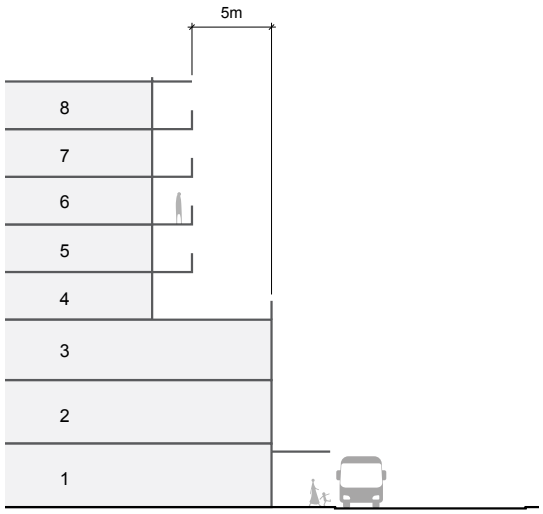
SETBACKS

ALL STREETS

Intent:

> Provide a safe and attractive pedestrian environment with human scale design, weather protection and active frontages.

> Reduce the visual impact of taller buildings by providing a consistent street wall (podium) height with upper floors recessed.



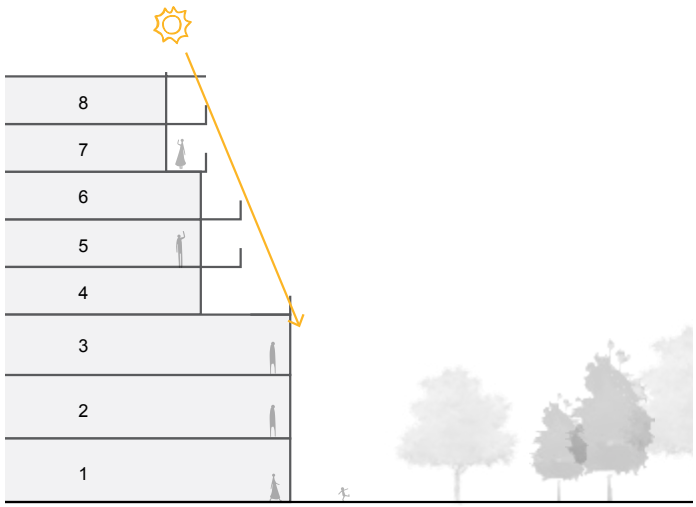
OPEN SPACE

Intent:

> Minimise the impact of shadowing on existing and future public open space.

> Maximise passive surveillance and activation of existing and future public open space.

> Ensure that development does not prejudice the delivery of future public open space in designated locations.



SIDE OR REAR SETBACK

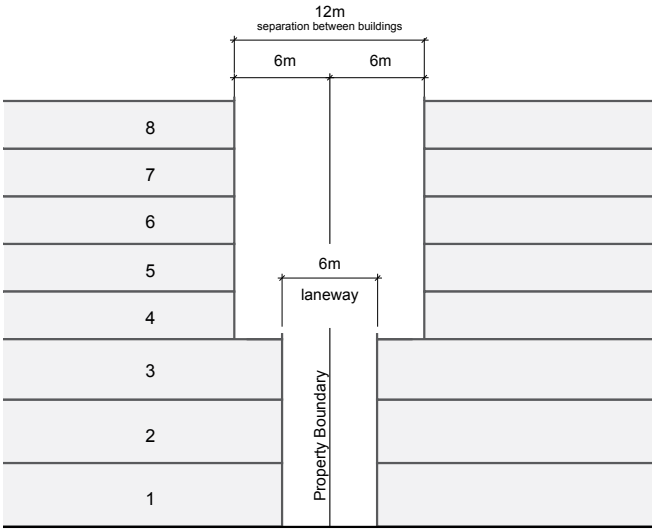
Commercial interface

Intent:

> Provide adequate separation between towers of buildings to achieve a high level of internal amenity for existing and future occupants of adjacent towers. This will minimise visual bulk when viewed from the public realm.

> Support the function of designated active and service laneways (see Glossary).

> Facilitate new laneways and pedestrian connections between buildings.



Sensitive interface

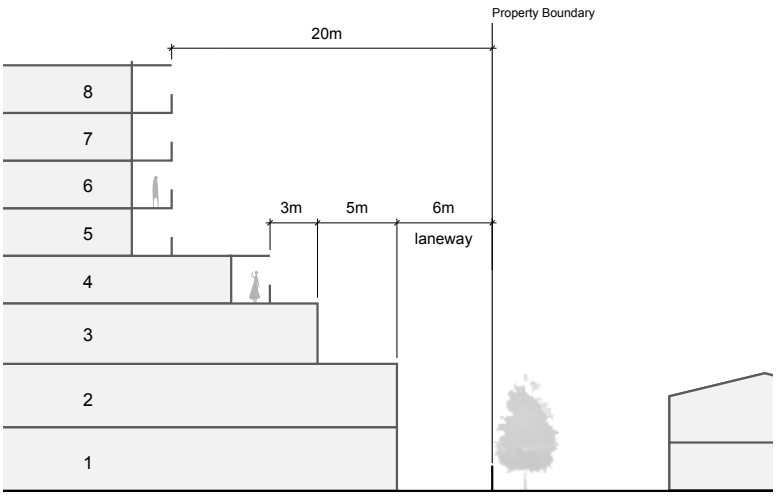
Intent:

> Ensure an appropriate transition to sensitive residential areas including heritage areas.

> Minimise the impact of shadowing to existing sensitive residential areas including heritage areas.

> Provide significant separation of tower forms from sensitive residential areas including heritage areas.

> Building design and setbacks at the podium level should provide separation that assists in reducing building bulk and overlooking (without reliance on privacy screens).



STRATEGIC SITE

KEY DESIGN OUTCOMES

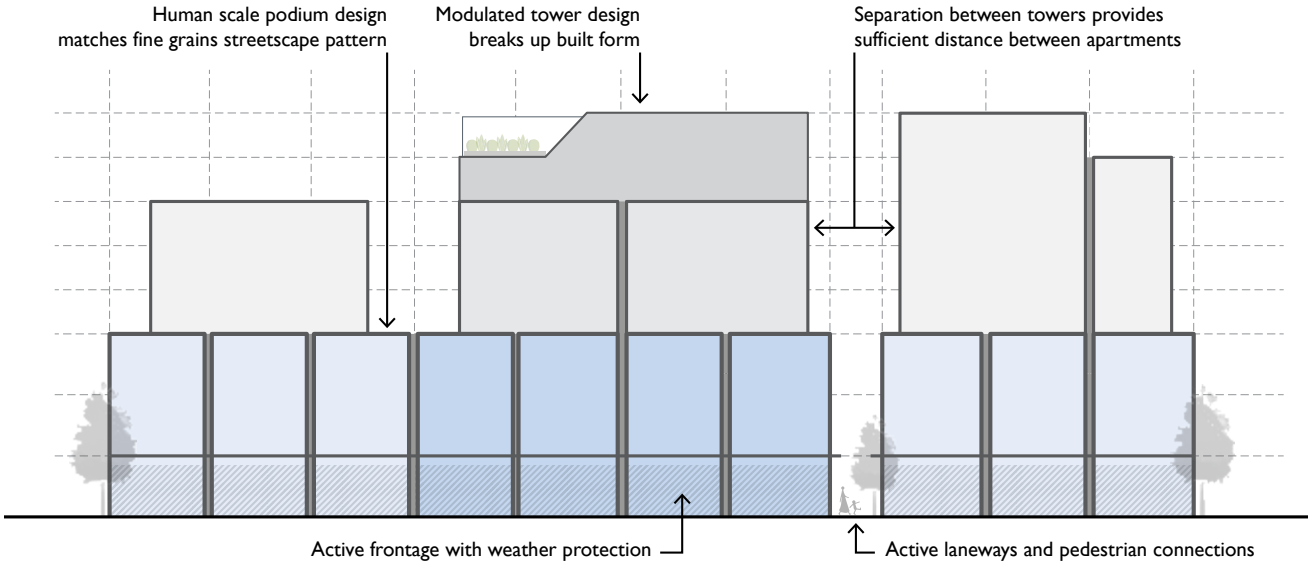
BUILT FORM

> Focus on human-scale design:

- Use a podium and tower form with detailing emphasised at ground floor to achieve a human scale with an attractive and active street level experience.
- Provide active edges at ground floor, with weather protection (awnings), openings and architectural detailing providing activity and interest for people.
- The separation between a low-scale podium and upper level 'tower' assists in grounding taller buildings and integration with traditional low-scale streetscapes.
- Incorporate consolidated upper setbacks to avoid a tiered wedding cake form.

> Effective façade detailing and articulation can improve streetscape integration and minimise the perceived scale of new buildings.

- Where the street proportions and character are strongly defined, respond to those key features (such as setbacks, parapets, cornices, awnings or colonnade heights).
- Use vertical and horizontal architectural elements and spacings that match the development pattern of the street (for example, match the fine-grain character of surrounding buildings by matching vertical alignments in the podium of a building).
- Design with regard to oblique views — using architectural elements that 'turn the corner' from front to side façades or emphasise both street interfaces on corner sites. Boundary walls and side-facing interfaces should be treated and articulated to provide interest from oblique views if development will not occur on adjoining sites for some time.
- Where near to sensitive interfaces, provide a transition in scale from larger buildings to adjacent areas of smaller scale.



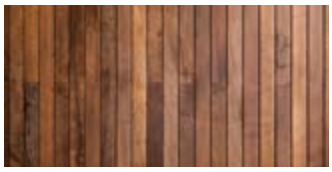
For further details, refer to General building design details from page 50

QUALITY MATERIALS, TEXTURES AND COLOURS

> Incorporate high quality materials, textures and colours that respond to local characteristics. For example, the use of brick within the streetwall/podium to complement existing traditional streetscapes is strongly encouraged.

> Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).

> Materials should be durable, sustainable and attractive and meet all relevant building regulations.



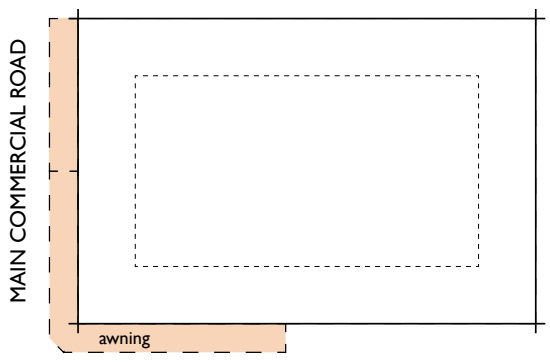
ACTIVE EDGES AND WEATHER PROTECTION

> Provide active edges linking private and public spaces in buildings. Focus on delivering a quality pedestrian environment at street level with active frontages using clear glazing, openings, and awnings or verandahs. The following is recommended for different types of street frontages:

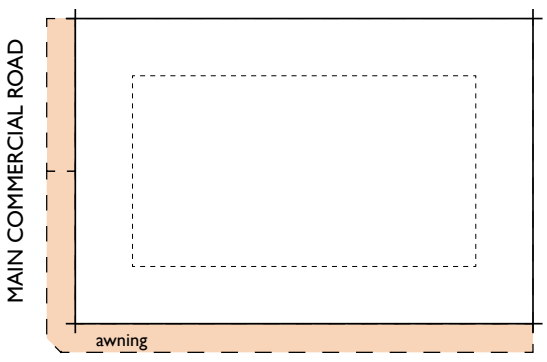
- Primary street frontage (all roads): Provide fixed awnings/verandahs across 100% of the frontage. At least 80% of the building façade at street level to be maintained as an entry or window with clear glazing.
- Secondary street frontage on corner sites (if a main road): as above.
- Secondary street frontage on corner sites (if a local street): Provide fixed awnings/verandahs across at least 40% of the frontage. At least 40% of the building façade at street level to be maintained as an entry or window with clear glazing.

> On corner lots, ensure that awnings turn the corner with the building addressing both streets in a continuous, even form. Avoid mock and ineffective awnings that do not provide adequate weather protection (e.g. extend the awning's coverage far as permissible towards the road frontage and avoid positioning the awning too high).

Awning locations and extent



LOCAL RESIDENTIAL STREET



MAIN COMMERCIAL ROAD

STRATEGIC SITE

KEY DESIGN OUTCOMES

BUILDING ENTRIES

> Provide building entries that are clearly visible and welcoming.

- Incorporate feature awnings, signage or landscape treatments to highlight entries.
- Provide good lighting and weather protection.
- Separate the resident and visitor entries from commercial entries, service areas and loading zones.
- Avoid recessed side entries with limited visibility.

SITE CONSOLIDATION

Site consolidation is encouraged to deliver an efficient built form and to ensure the visual impact of larger developments can be managed within the site. Avoid tall, skinny built forms. Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street.

OUTLOOK, OVERLOOKING AND PRIVATE OPEN SPACE

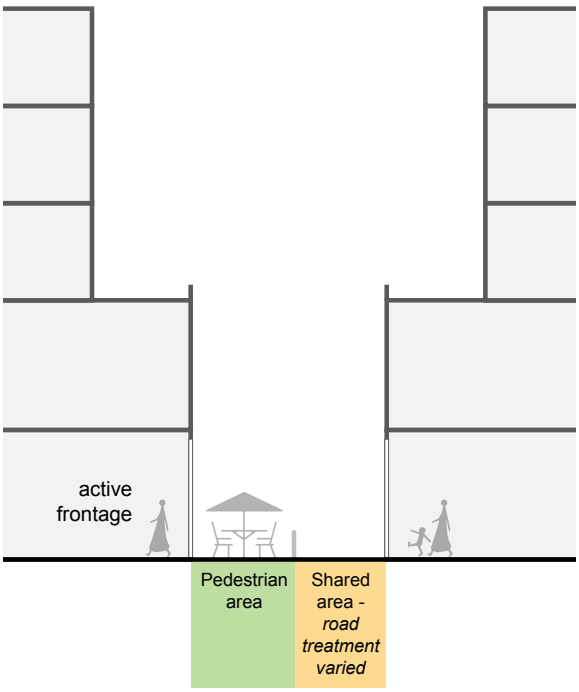
> Well designed living areas, balconies, terraces and courtyards are an essential component of urban living. These areas should maximise views, outlook, natural daylight and ventilation.

- Recommendations: Optimise the location of active living areas (balconies, lounges, etc.) to maximise outlook and avoid the need for tall overlooking screening. Balconies should generally face the street or towards the rear of the site with adequate separation from dwellings on adjoining properties to achieve this. Generally, avoid balconies facing side boundaries. Developments should not borrow from the separation, outlook and amenity of developable adjoining land to maintain equitable development opportunities.

> Private open space serves the dual function of providing for recreation and services. Provide separate service areas that do not compromise the recreational aspect of private open spaces.

- Recommendations: Recreational areas should be of an adequate size to enable social interaction and general recreation in an outdoor space. Service areas such as bin storage, laundry and air-conditioning facilities are best located in secondary service yards or balcony areas, and should be screened from view. Consider where residents hang their washing and how this impacts on the streetscape and internal amenity.

Shared laneway



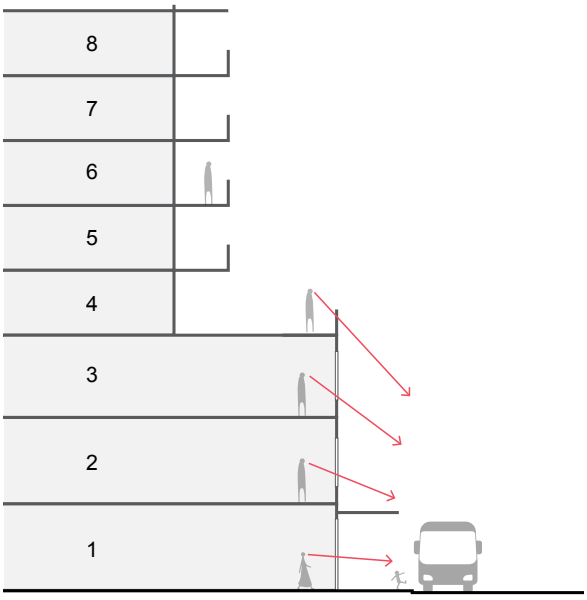
For further details, refer to General building design details from page 50

PASSIVE SURVEILLANCE

> Ensure that new development contributes to a sense of safety, comfort and community presence within the site and the surrounding area. Recommendations: Provide active edges at street level (see above). Living areas, common areas and commercial spaces should be oriented towards the street, enabling passive surveillance and community interaction. This can be achieved in a way that still maintains privacy for residents through considered design. Sustainable building design

> Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments). Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development. Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance on mechanical air conditioning systems). Urban greenery (see above) should provide sustainable and biodiverse landscaping with appropriate species selection and maintenance systems. Incorporate innovative approaches to waste management.

Passive surveillance of the public realm



URBAN GREENERY AND LANDSCAPING

> Provide high quality landscaping that softens built forms and positively contributes to urban amenity:

> Prioritise green urban gardens using planting on structures, planter boxes and green walls in places such as building entries, rooftop decks, private and common outdoor areas and balconies.

> Internal planting in areas such as in lobbies is also encouraged to improve internal amenity and re-introduce a connection to nature for people in urban environments.

LANEWAYS

> Active laneways (where nominated by a structure plan or similar) – 6 metre active laneway width should be achieved unless otherwise specified. This provides space for active edges (e.g. restaurants) and potential for shared pedestrian and vehicle access if necessary.

> Service laneway – Ensure sufficient space is provided for relevant building services, waste management, deliveries (loading/unloading) and vehicle access.

STRATEGIC SITE

KEY DESIGN OUTCOMES

LAND USE MIX AND DWELLING DIVERSITY

> Prioritise commercial areas:

- As a benchmark, provide 1m² of leasable commercial space per 1m² of development site area.
- Provide diverse commercial spaces, including active and experiential retail on the ground floor and additional employment such as offices within the first few levels.

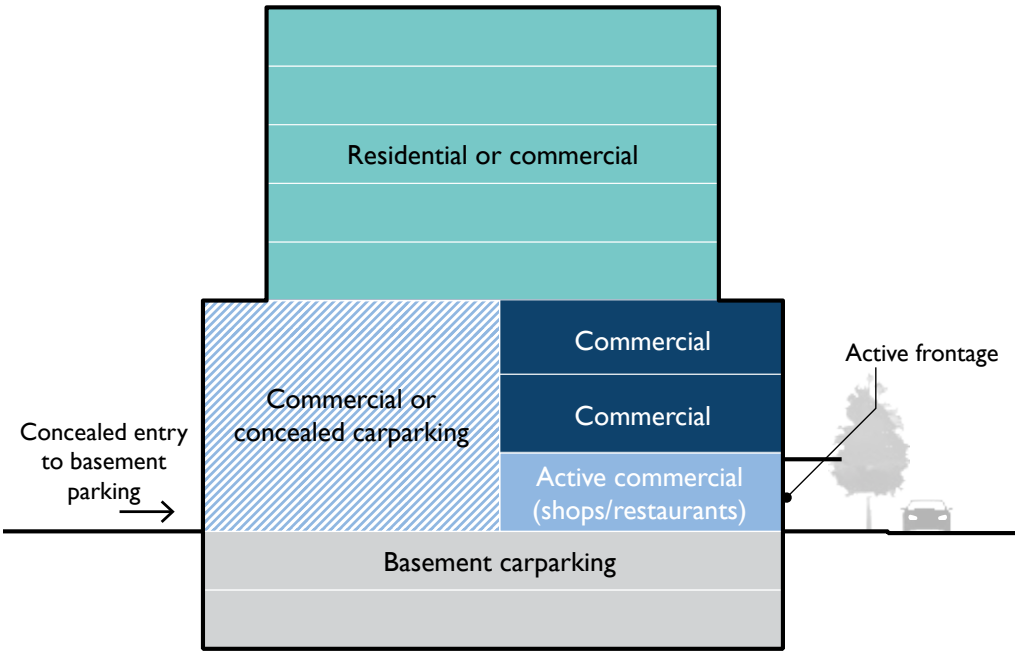
> Provide a mixed-use building that is well balanced, inviting, active and adaptable, with a focus on delivering employment generating uses relevant to the commercial function of the street.

- Recommendations: Active commercial uses such as shops and restaurants at ground floor. Active or passive commercial uses such as offices at upper floors. Residential uses also acceptable at upper floors after relevant commercial objectives have been met.

> Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.

- Recommendations: Provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury

Example of land use mix in a building



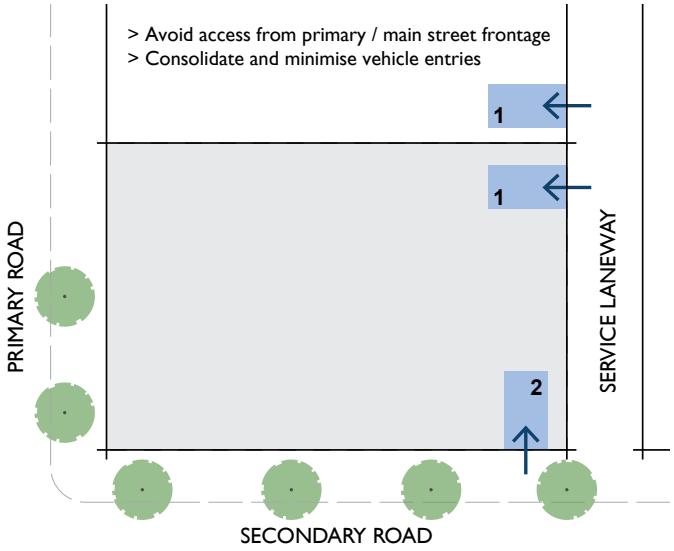
For further details, refer to General building design details from page 50

PARKING AND ACCESS

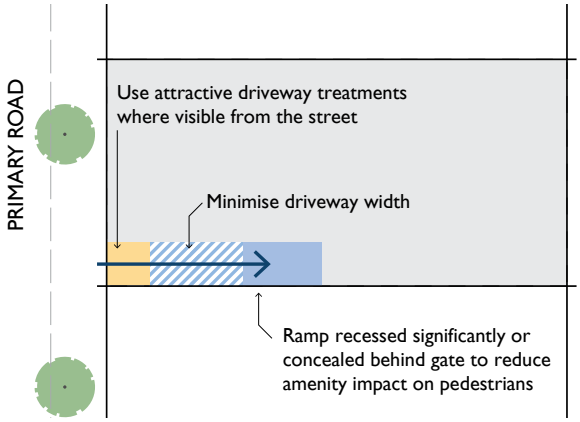
> Prioritise high quality streetscapes and pleasant people environments through considered parking and access design that minimises visual and physical impacts.

- Focus on maintaining active land uses at street level.
- Vehicle access is preferred from side streets or rear laneways if available.
- Minimise access and crossover widths as much as practicable.
- Locate parking structures underground in basements or towards the rear of the building if above ground.
- Provide separation between pedestrian and vehicle access ways.
- Ensure that bicycle parking is secure, convenient and readily accessible.
- Ensure that the arrangements of loading and servicing of commercial premises cause minimum disruption for pedestrians and cyclists.

Vehicle access location priority, where laneway or secondary frontage available



If no laneway or secondary street frontage available



2.4 URBAN RENEWAL

OVERVIEW

Commercial or mixed-use building consisting of active commercial uses at ground floor, further commercial (employment) uses above ground floor and residential uses at upper levels. Key focus on delivering housing diversity, employment and a significant community benefit on identified sites and in areas that can accommodate a higher scale form.

OBJECTIVE

> To provide a commercial or mixed-use building that contributes to an integrated urban renewal precinct by accommodating employment and housing growth while also contributing to a high quality public realm.

SUMMARY

> Forms part of an urban renewal precinct with identified urban renewal principles as set out in a locally specific strategic plan.

> Podium and tower form, with active edges and human-scale design at lower floors and upper levels recessed from all edges.

> Prioritise commercial areas:

  – As a benchmark, provide 1m^2 of leasable commercial space per 1m^2 of development site area.

  – Provide diverse commercial spaces, including active and experiential retail on the ground floor and additional employment such as offices within the first few levels.

> Provide diverse housing options (range of sizes, layouts and budgets).

> Basement car parking with access from rear laneways or secondary streets (avoid vehicle access and views of car parking areas from primary commercial frontages).

STRATEGIC IMPLEMENTATION

Building height
The following building heights are nominated, unless otherwise defined in the *Glen Eira Planning Scheme* or a locally specific strategic plan.

> Urban Renewal — Preferred height of 8 storeys including a 3 storey street wall/podium. Allow up to 12 storeys if providing a significant community benefit (refer to Community benefit section).

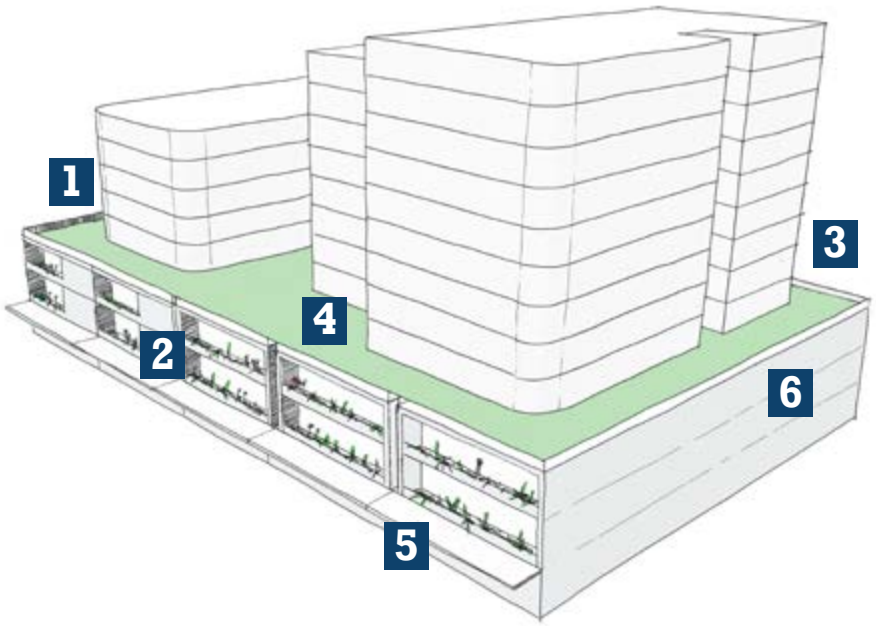
Preferred locations

> Identified precincts within a Health, Education and Innovation Precinct with Urban Renewal or Major Activity Centre with Urban Renewal.

Indicative zone or overlay

> Customised planning provisions based on the context of the site or precinct.

DESIGN EXAMPLE



1 **Podium and tower form**
Match street wall heights, alignments, materials (e.g. brick) and colours to integrate taller buildings within traditional streets. Provide further separation at upper floors to reduce dominance of the tower element.

2 **Human-scale design**
Provide a safe and attractive pedestrian environment with human-scale design, active frontages and weather protection at ground floor.

3 **Sensitive residential interface**
Setbacks and design response manages overlooking, overshadowing and building bulk towards sensitive residential interfaces.

4 **Urban greenery**
Prioritise quality urban landscaping and urban greenery in planter boxes or vertical gardens in places like building entries, rooftop decks, private and common outdoor areas.

5 **Consolidation**
Consolidate development sites to avoid tall skinny built forms. Ensure streetwall design matches the fine-grain character of existing streets to break up larger buildings.

6 **Diverse employment and housing**
Land use mix provides a range of employment and housing opportunities. Commercial space is prioritised. Large-scale developments enhance the local community, delivering public spaces or meeting other identified community needs.

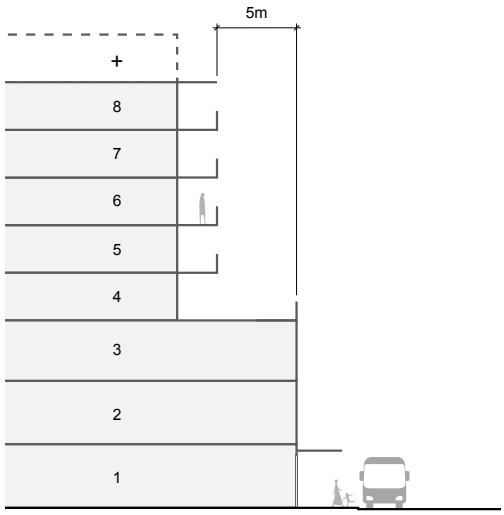
SETBACKS

ALL STREETS

Intent:

> Provide a safe and attractive pedestrian environment with human scale design, weather protection and active frontages.

> Reduce the visual impact of taller buildings by providing a consistent street wall (podium) height with upper floors recessed.



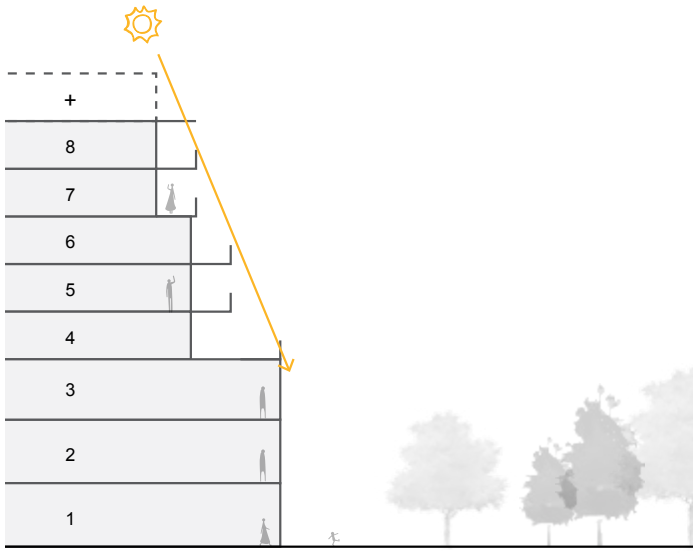
OPEN SPACE

Intent:

> Minimise the impact of shadowing on existing and future public open space.

> Maximise passive surveillance and activation of existing and future public open space.

> Ensure that development does not prejudice the delivery of future public open space in designated locations.



SIDE OR REAR SETBACK

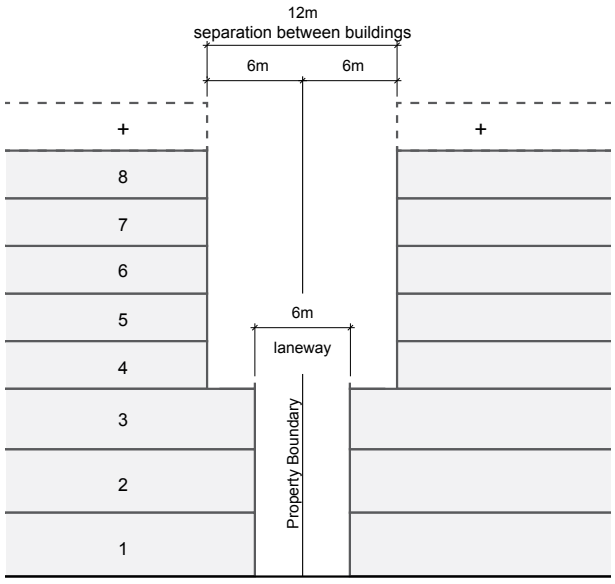
Commercial interface

Intent:

> Provide adequate separation between towers of buildings to achieve a high level of internal amenity for existing and future occupants of adjacent towers and to minimise visual bulk when viewed from the public realm.

> Support the function of designated active and service laneways (see Glossary).

> Facilitate new laneways and pedestrian connections between buildings.



Sensitive interface

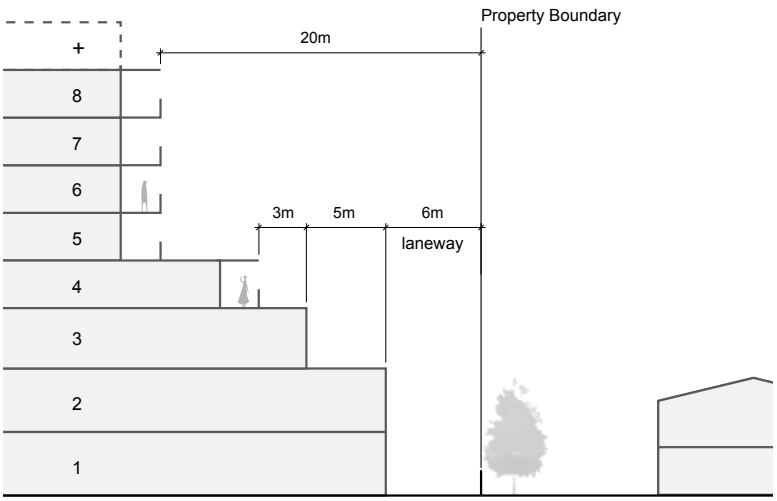
Intent:

> Ensure an appropriate transition to sensitive residential areas including heritage areas.

> Minimise the impact of shadowing to existing sensitive residential areas including heritage areas.

> Provide significant separation of tower forms from sensitive residential areas including heritage areas.

> Building design and setbacks at the podium level should provide separation that assists in reducing building bulk and overlooking (without reliance on privacy screens).



URBAN RENEWAL

KEY DESIGN OUTCOMES

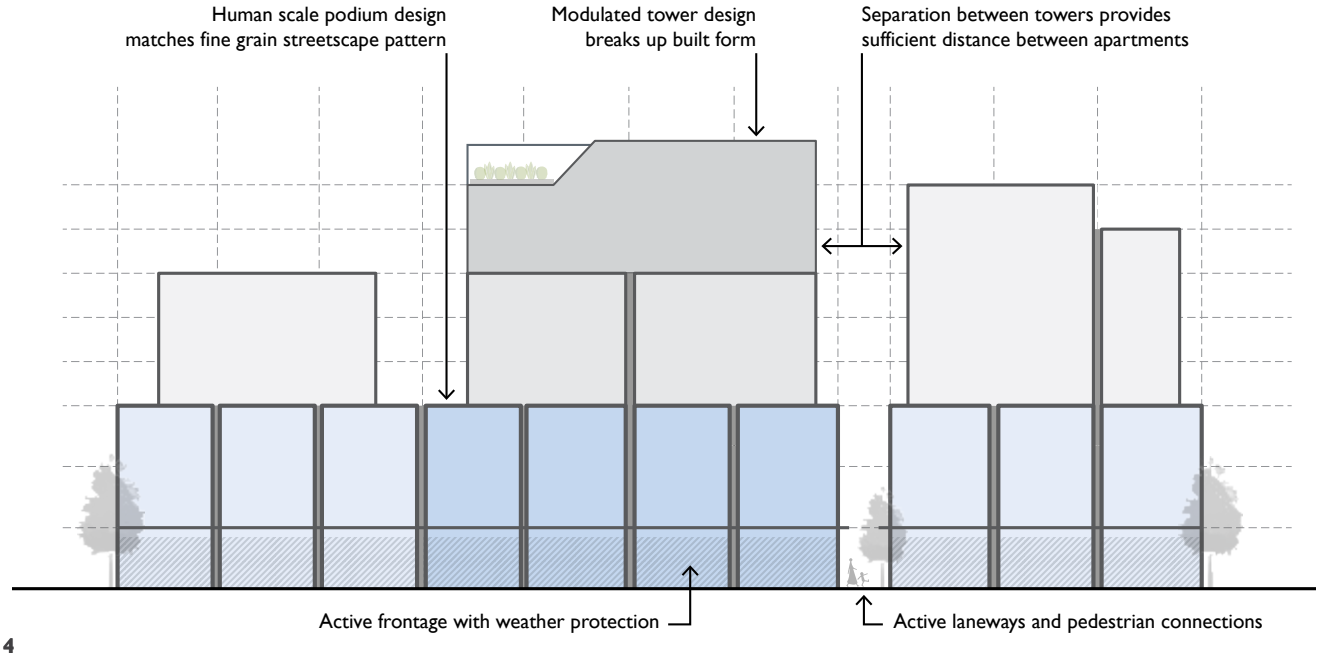
BUILT FORM

> Focus on human-scale design:

- Use a podium and tower form with detailing emphasised at ground floor to achieve a human scale with an attractive and active street level experience.
- Provide active edges at ground floor, with weather protection (awnings), openings and architectural detailing providing activity and interest for people.
- The separation between a low-scale podium and upper level 'tower' assists in grounding taller buildings and integration with traditional low-scale streetscapes.
- Incorporate consolidated upper setbacks to avoid a tiered wedding cake form.

> Effective façade detailing and articulation can improve streetscape integration and minimise the perceived scale of new buildings.

- Where the street proportions and character are strongly defined, respond to those key features (such as setbacks, parapets, cornices, awnings or colonnade heights).
- Use vertical and horizontal architectural elements and spacings that match the development pattern of the street (for example, match the fine-grain character of surrounding buildings by matching vertical alignments in the podium of a building).
- Design with regard to oblique views — using architectural elements that 'turn the corner' from front to side façades or emphasise both street interfaces on corner sites. Boundary walls and side-facing interfaces should be treated and articulated to provide interest from oblique views if development will not occur on adjoining sites for some time.
- Where near to sensitive interfaces, provide a transition in scale from larger buildings to adjacent areas of smaller scale.



For further details, refer to General building design details from page 50

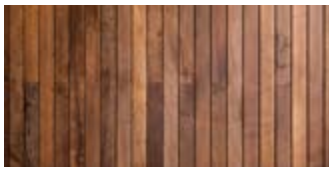
QUALITY MATERIALS, TEXTURES AND COLOURS

> Incorporate high quality materials, textures and colours that respond to local characteristics. For example, the use of brick within the streetwall/podium to complement existing traditional streetscapes is strongly encouraged.

> Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).

> Materials should be durable, sustainable and attractive and meet all relevant building regulations.



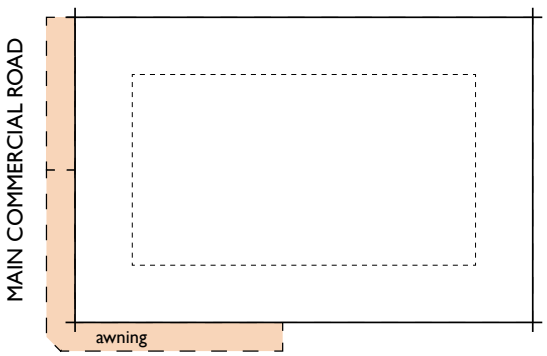
ACTIVE EDGES AND WEATHER PROTECTION

> Provide active edges linking private and public spaces in buildings. Focus on delivering a quality pedestrian environment at street level with active frontages using clear glazing, openings, and awnings or verandahs. The following is recommended for different types of street frontages:

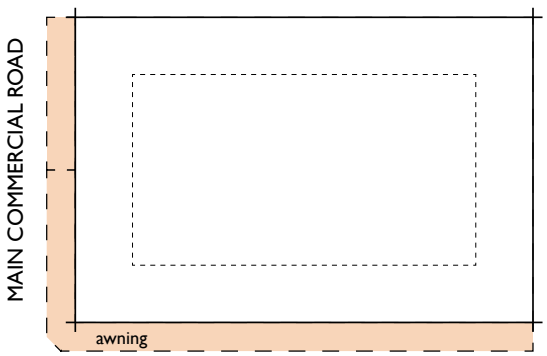
- Primary street frontage (all roads): Provide fixed awnings/verandahs across 100% of the frontage. At least 80% of the building façade at street level to be maintained as an entry or window with clear glazing.
- Secondary street frontage on corner sites (if a main road): as above.
- Secondary street frontage on corner sites (if a local street): Provide fixed awnings/verandahs across at least 40% of the frontage. At least 40% of the building façade at street level to be maintained as an entry or window with clear glazing.

> On corner lots, ensure that awnings turn the corner with the building addressing both streets in a continuous, even form. Avoid mock and ineffective awnings that do not provide adequate weather protection (e.g. extend the awning's coverage far as permissible towards the road frontage and avoid positioning the awning too high).

Awning locations and extent



LOCAL RESIDENTIAL STREET



MAIN COMMERCIAL ROAD

URBAN RENEWAL

KEY DESIGN OUTCOMES

BUILDING ENTRIES

> Provide building entries that are clearly visible and welcoming.

- Incorporate feature awnings, signage or landscape treatments to highlight entries.
- Provide good lighting and weather protection.
- Separate the resident and visitor entries from commercial entries, service areas and loading zones.
- Avoid recessed side entries with limited visibility.

SITE CONSOLIDATION

Site consolidation is encouraged to deliver an efficient built form and to ensure the visual impact of larger developments can be managed within the site. Avoid tall, skinny built forms. Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street.

OUTLOOK, OVERLOOKING AND PRIVATE OPEN SPACE

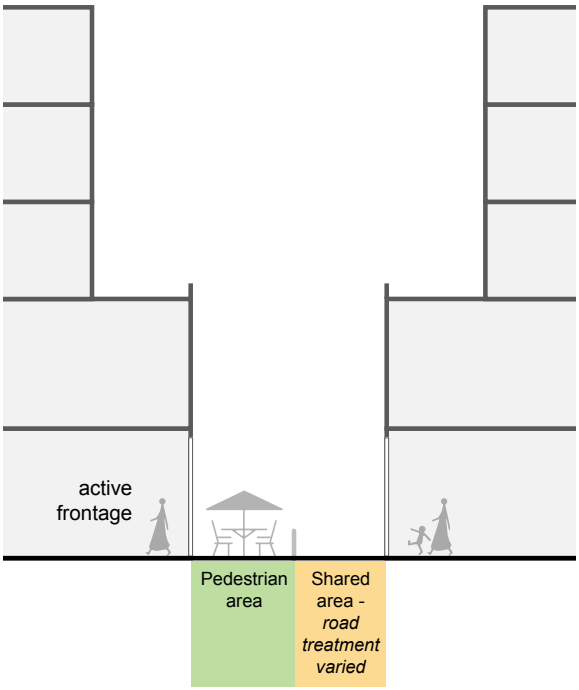
> Well designed living areas, balconies, terraces and courtyards are an essential component of urban living. These areas should maximise views, outlook, natural daylight and ventilation.

- Recommendations: Optimise the location of active living areas (balconies, lounges, etc.) to maximise outlook and avoid the need for tall overlooking screening. Balconies should generally face the street or towards the rear of the site with adequate separation from dwellings on adjoining properties to achieve this. Generally, avoid balconies facing side boundaries. Developments should not borrow from the separation, outlook and amenity of developable adjoining land to maintain equitable development opportunities.

> Private open space serves the dual function of providing for recreation and services. Provide separate service areas that do not compromise the recreational aspect of private open spaces.

- Recommendations: Recreational areas should be of an adequate size to enable social interaction and general recreation in an outdoor space. Service areas such as bin storage, laundry and air-conditioning facilities are best located in secondary service yards or balcony areas, and should be screened from view. Consider where residents hang their washing and how this impacts on the streetscape and internal amenity.

Shared laneway



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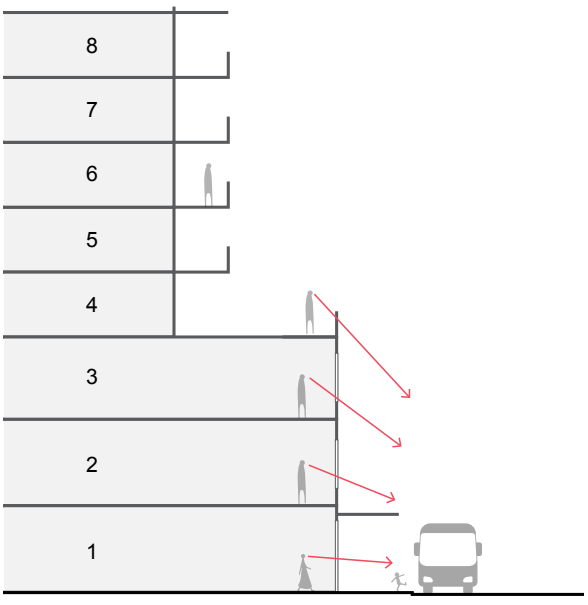
PASSIVE SURVEILLANCE

> Ensure that new development contributes to a sense of safety, comfort and community presence within the site and the surrounding area. Recommendations: Provide active edges at street level (see above). Living areas, common areas and commercial spaces should be oriented towards the street, enabling passive surveillance and community interaction. This can be achieved in a way that still maintains privacy for residents through considered design. Sustainable building design

> Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments). Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development. Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance on mechanical air conditioning systems). Urban greenery (see above) should provide sustainable and biodiverse landscaping with appropriate species selection and maintenance systems. Incorporate innovative approaches to waste management.

Passive surveillance of the public realm



URBAN GREENERY AND LANDSCAPING

> Provide high quality landscaping that softens built forms and positively contributes to urban amenity:

> Prioritise green urban gardens using planting on structures, planter boxes and green walls in places such as building entries, rooftop decks, private and common outdoor areas and balconies.

> Internal planting in areas such as in lobbies is also encouraged to improve internal amenity and re-introduce a connection to nature for people in urban environments.

LANEWAYS

> Active laneways (where nominated by a structure plan or similar) – 6 metre active laneway width should be achieved unless otherwise specified. This provides space for active edges (e.g. restaurants) and potential for shared pedestrian and vehicle access if necessary.

> Service laneway – Ensure sufficient space is provided for relevant building services, waste management, deliveries (loading/unloading) and vehicle access.

URBAN RENEWAL

KEY DESIGN OUTCOMES

LAND USE MIX AND DWELLING DIVERSITY

> Prioritise commercial areas:

- As a benchmark, provide 1m² of leasable commercial space per 1m² of development site area.
- Provide diverse commercial spaces, including active and experiential retail on the ground floor and additional employment such as offices within the first few levels.

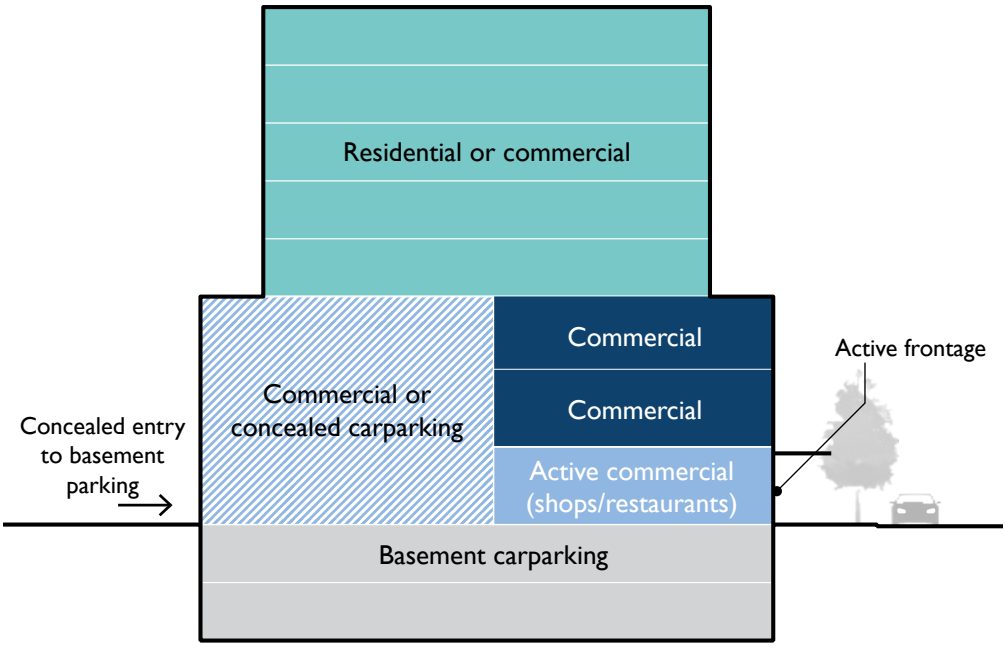
> Provide a mixed-use building that is well balanced, inviting, active and adaptable, with a focus on delivering employment generating uses relevant to the commercial function of the street.

- Recommendations: Active commercial uses such as shops and restaurants at ground floor. Active or passive commercial uses such as offices at upper floors. Residential uses also acceptable at upper floors after relevant commercial objectives have been met.

> Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.

- Recommendations: Provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

Example of land use mix in a building



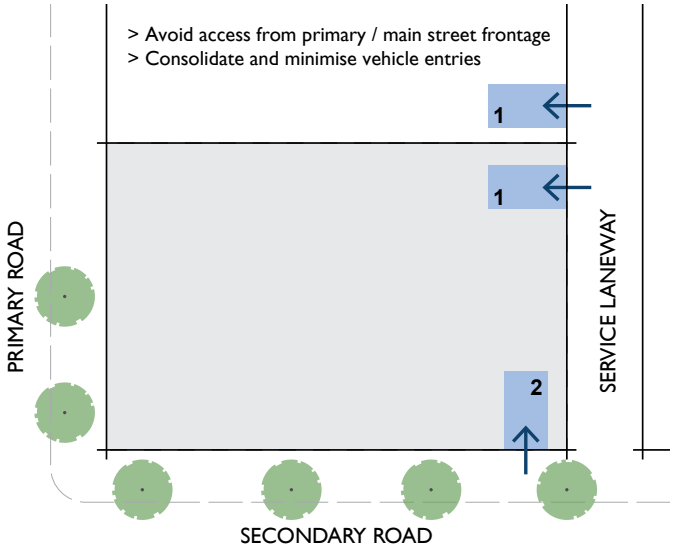
For further details, refer to General building design details from page 50

PARKING AND ACCESS

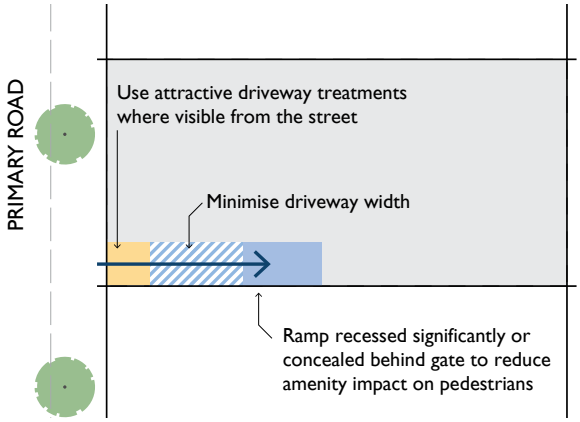
> Prioritise high quality streetscapes and pleasant people environments through considered parking and access design that minimises visual and physical impacts.

- Focus on maintaining active land uses at street level.
- Vehicle access is preferred from side streets or rear laneways if available.
- Minimise access and crossover widths as much as practicable.
- Locate parking structures underground in basements or towards the rear of the building if above ground.
- Provide separation between pedestrian and vehicle access ways.
- Ensure that bicycle parking is secure, convenient and readily accessible.
- Ensure that the arrangements of loading and servicing of commercial premises cause minimum disruption for pedestrians and cyclists.

Vehicle access location priority, where laneway or secondary frontage available



If no laneway or secondary street frontage available



3.0 GENERAL BUILDING DESIGN DETAILS

Good design is achieved through site responsive scale and siting and well-resolved design detail. This section addresses the detailed design elements that contribute to the presentation and function of buildings.

3.1 BUILDING SCALE, FAÇADE DETAILING, MATERIALS AND ENTRIES

A well designed commercial or mixed-use building positively contributes to its streetscape, supporting commercial activity and amenity at ground level and adding visual interest at upper levels.

The composition and architectural detailing of building façades has a major impact on the perceived scale of buildings and interaction with the public realm. High quality buildings should provide a balanced composition of architectural elements, textures, materials and colour selections that respond to the character of the local area.

KEY OUTCOMES

> To achieve high quality building design that positively contributes to commercial streetscapes.

> To provide active ground floor façades that support commercial activity and pedestrian amenity.

> To provide building entries that are clear and welcoming.

> To incorporate familiar materials, colours and architectural details that are responsive to the local streetscape context.

DESIGN SUGGESTIONS

Building scale

> Meet strategic building height and setback requirements as identified in section 2.

> Provide façade detailing and articulation that minimises perceived scale of buildings (detailed below).

> Temper building design to allow daylight and winter sun access to key public spaces and pedestrian street spaces.

> Where near to sensitive interfaces, provide a transition in scale from larger buildings to adjacent areas of smaller scale.

Façade details and articulation

> High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed and constructed with quality and integral materials.

> > Ensure that building façades are well resolved, with a scale and proportion appropriate to the streetscape and an emphasis on the human scale. Design suggestions include:

- Use a podium and tower form with detailing emphasised at ground floor to highlight the human scale of development.
- Maximise use of the podium and rooftop levels for accessible terraces used as open space (private, public or communal).
- Feature vertical and horizontal architectural elements and spacings that respond to the development pattern of the street. Match parapet heights where practical and ensure that balustrades are incorporated into parapet design.
- Incorporate consolidated upper setbacks to avoid a tiered wedding cake form, particularly where staggered setbacks are required to address matters like overshadowing.
- Where the street proportions and character are strongly defined, respond to key features such as setbacks, parapets, cornices, awnings or colonnade heights to building design.

- In tall towers, incorporate vertical articulation to assist in grounding the building within the streetscape. Consider visually grouping floors or elements such as balconies and windows to modulate the design or, for example, featuring alignments that match the fine-grain character of a smaller commercial strip, or making the taller elements appear as multiple smaller towers rather than a single large expanse.
- Incorporate familiar materials, textures and colours that respond to local characteristics (refer to Materials, textures and colours on the next page).

> Consider more than the primary street frontage. Acknowledge oblique views using architectural elements that turn the corner from front to side façades or emphasise both street interfaces on corner sites. Shape the building form and detailing (materials, finishes and colours) to reinforce important street corners.

> Facilitate community interaction and a sense of safety by orienting dwellings, common areas and commercial spaces towards the street, enabling passive surveillance.

> If building bulk and scale is a key concern, consider implementing a combination of:

- reduced height and scale;
- additional setbacks (particularly, increased at upper floors);
- articulation and variation of setbacks;
- limited continuous wall lengths or tall sheer façades;
- varied openings and roof form expressions;
- varied materials, textures and colours; and
- landscaping that softens the built form.

Materials, textures and colours

> Incorporate high quality materials, textures and colours that respond to local characteristics. For example, the use of brick within the streetwall/ podium to complement existing traditional streetscapes is strongly encouraged.

> Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development or make the building appear as multiple buildings) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).

> Materials should be durable, sustainable, attractive and meet all relevant building regulations.Consider using materials that have low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development.

> Avoid the following:

- Materials, colours and textures that don't fit in the area (e.g. avoid grey-scale tones if an area is characterised by earthy tones).
- Visual clutter from too many materials, colours and feature elements.
- Architectural design and detailing that focuses on front facades only. Ensure the design is attractive from front, oblique and side views with material design elements wrapping around corners and addressing views from all sides.
- Cheap materials that imitate quality or weather poorly, requiring ongoing maintenance.

Building entries

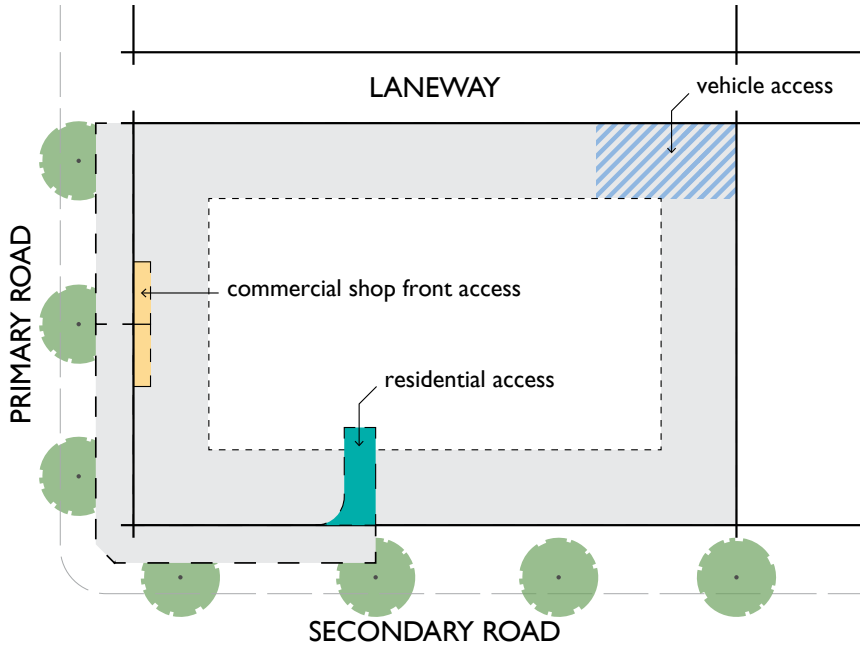
> Building entries are welcoming spaces that provide a clear address and are legible from the street. Design suggestions include:

  - clear legibility and visibility from the street, with prominent design features such as feature awnings, signage or landscape treatments for wayfinding;
  - good lighting;
  - weather protection (covered and wind-protected);
  - separation of pedestrians from vehicle movement; and
  - avoid recessed side entries with limited street views.

> In larger developments and corner sites, consider creating multiple building entries that serve smaller groups of dwellings.

> Where ground floor dwellings face the street, provide individual entrances to each dwelling.

> Separate resident and visitor entries from commercial entries, service areas and loading zones.



3.2 WEATHER PROTECTION AND AWNINGS

Pedestrian activity is an essential element of commercial and mixed-use areas. Building design can enhance the public realm and aid in creating streetscapes that have a high level of pedestrian amenity.

KEY OUTCOMES

> To provide a quality pedestrian environment.

> To provide welcoming building interfaces that positively contribute to the public realm and commercial streetscapes.

DESIGN SUGGESTIONS

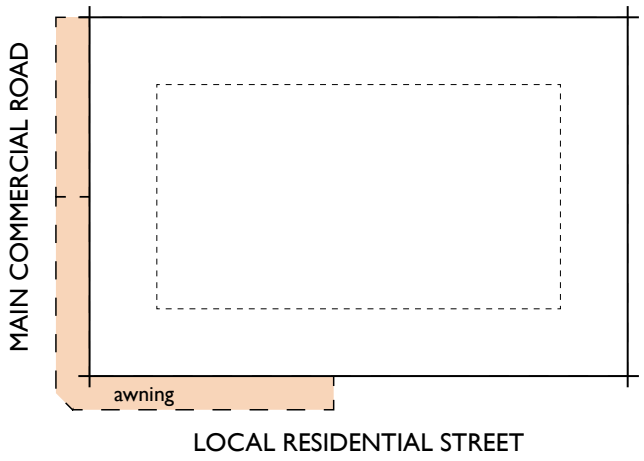
Consider awnings as integral to the overall architecture of a building. Awning design should be integrated into the design from early stages to complement the building's height, depth, materiality and form.

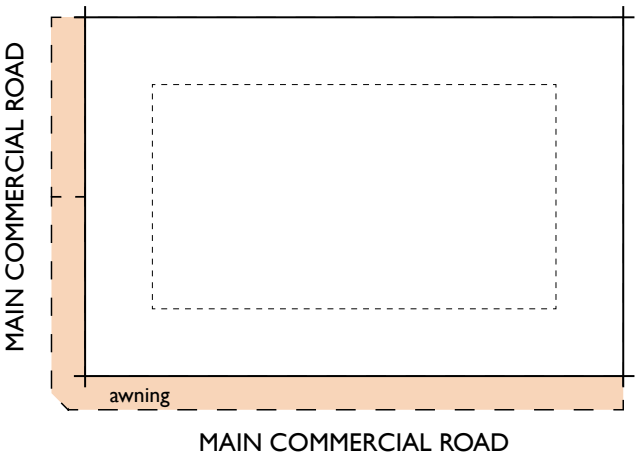
In terms of awning location:

> Provide awnings along primary and secondary frontages as set out in section 2. On corner lots, ensure that awnings turn the corner with the building, addressing both streets in a continuous, even form.

> In areas where awnings are not prevalent or preferred, provide awnings over building entries, contained within the site, to create a sense of address and weather protection.

Awning locations and extent





3.3 SIGNAGE, PUBLIC ART AND LIGHTING

These three ancillary elements to building design can enhance the amenity, safety and commercial viability of commercial areas.

Signage in commercial centres is an important part of the life of the street. Signs are essential for businesses to communicate their unique identity and attract customers. Distinctive signs help to orient pedestrians and drivers, and collectively they help to develop or reinforce the character of a street, laneway or precinct. Poor design and overuse of signage can result in a negative outcome for commercial areas.

Creative uses of public art can encourage sustainable cultural and economic activity and can be attractive to existing or potential residents, employers and investors.

Good lighting makes public places and streets visible and inviting at night. It also encourages their use and assists in natural surveillance. The more people use public spaces at night, the safer and less threatening they become.

KEY OUTCOMES

> To achieve a high quality public realm that positively contributes to the amenity and safety of commercial streetscapes.

> To provide signage that supports commercial functions while minimising visual clutter.

DESIGN SUGGESTIONS

Signage

> Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development Design suggestions include:

- respond to the pattern and character of signage in the commercial area;
- legible building design should reduce dependence on signage;
- building names and numbers should be designed so that they can be read from vehicles in the street at night; and
- clear and discrete way finding should be provided for larger developments.

Public art

> Public art should be provided in public spaces within new development, particularly in urban renewal developments. Design suggestions include:

- identify opportunities for the inclusion of public art early in the design process;
- incorporate public art that is original artwork designed and created by a professional artist, rather than a reproduction or generic form; and
- ensure that public art is clearly seen from or is located within the public realm.

Lighting

> Lighting should be well integrated with signage, landscaping and other public space elements to maximise safety. Design suggestions include:

- incorporate lighting under awnings for pedestrian safety;
- avoid solid security measures to shopfronts, to allow internal shop lighting to contribute to the safety of the street; and
- provide appropriate lighting to common property areas that does not result in excessive light spill to dwellings.

3.4 SAFETY, SECURITY AND PASSIVE SURVEILLANCE

Building design creates a foundation for safety and security in our communities. Well-designed buildings and neighbourhoods make people feel secure by enabling passive surveillance of public areas, providing good lighting, encouraging activated frontages, and a defining a clear boundary between private and public areas.

KEY OUTCOMES

> To ensure that new development contributes to a sense of safety, comfort and community presence within the site and the surrounding area.

DESIGN SUGGESTIONS

Safety and security

> Provide secure, lockable entry/exit points.

> Include intercom systems for visitors to communicate with residents and businesses.

> Ensure building entries, common areas and public interfaces are well lit and maximise passive surveillance towards the public realm (further detail about passive surveillance provided in the next section).

> Ensure the boundary between the public and private realm is clearly defined. This may involve a combination of:

- changes in surface materials or levels (subject to accessibility requirements);
- fences, walls and gates;
- entry awnings; and
- planting.

Wayfinding signage

> Avoid concealed recesses or alcoves along building edges. Consider limiting wall recesses at ground floor to less than 300mm deep to avoid their use as concealment places.

> In mixed-use buildings, provide a compatible mix of activities that attract people after business hours.

> Arrange building access to minimise pedestrian conflict with vehicle movement. See section 3.4.3 for further detail on access, vehicle safety and parking requirements.

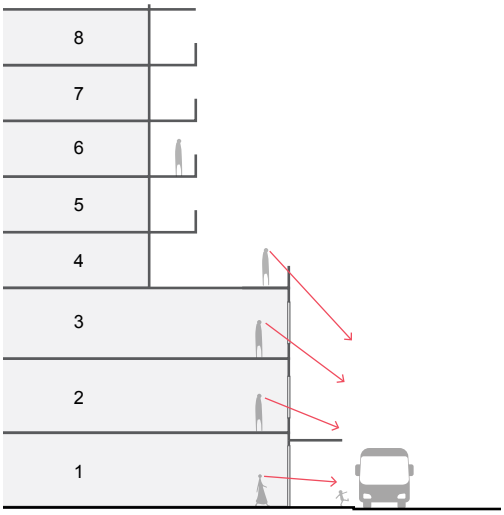
Passive surveillance of the public realm

> Maximise opportunities for passive surveillance:

- maximise the number of street-facing dwellings with balconies and habitable rooms facing the public realm;
- arrange building entries, living areas, windows and balconies to overlook the public realm (maximising openings and use of permeable/ transparent materials);
- where security covering is required in commercial areas, install open grill type shutters; and
- if the development incorporates front fencing, use low fences with any area above 1m in height being 50 per cent transparent.

> Internal privacy solutions that enable passive surveillance include:

- permeable fencing and/or use of trees and vegetation to separate spaces and diminish views while allowing some visibility;



3.5 OUTLOOK AND OVERLOOKING (MANAGING VISUAL PRIVACY)

Visual privacy is an important aspect of residential amenity. Visual privacy allows residents within a development or adjoining property to enjoy use of their private spaces without being overlooked. Each development site will have a variety of visual privacy concerns that should be accommodated. Designs should balance the need for views and outlook with the need for privacy.

KEY OUTCOMES

> To avoid the use of overlooking screening for private open space and living areas through considered design.

> To ensure private open spaces and living areas maximise views, outlook, natural daylight and ventilation.

Terminology in this section:

> Active living areas — includes areas of private open space (e.g. courtyards, balconies and terraces) and living areas (e.g. lounge, dining and family rooms).

> Passive living areas — includes other habitable rooms with a less active presence such as bedrooms and kitchens, and all non-habitable rooms.

DESIGN SUGGESTIONS

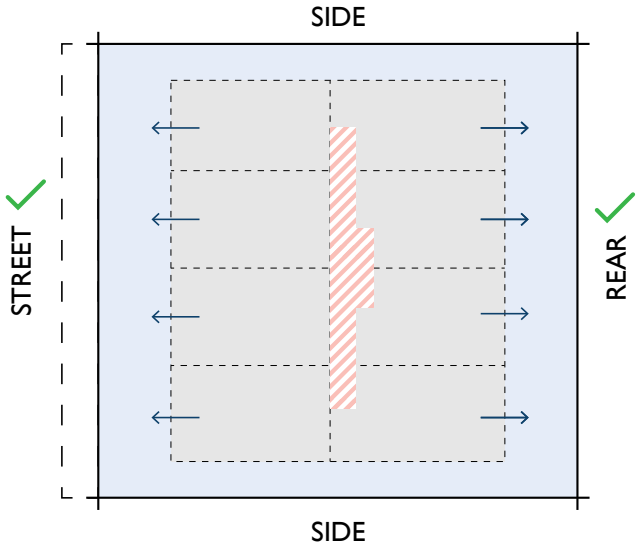
Orientation and outlook

> Active living areas should face front and rear boundaries. Exceptions apply at ground floor where side-facing active living areas may be acceptable.

> Where active living areas face side boundaries, design should incorporate setbacks, insets and other design elements to ensure visual separation and privacy without the use of overlooking screening. See Building types section for setback requirements of active living areas fronting a side boundary.

> Passive living areas are a lesser concern and may face side boundaries provided the building is set back sufficiently to ensure compliance with relevant side setback, daylight and overlooking screening requirements of the *Glen Eira Planning Scheme*.

Preferred orientation and outlook



Overlooking screening to manage privacy

(Examples of alternative screening measures illustrated on following page)

> Active living areas such as living rooms, balconies and rooftop terraces should be light-filled, open spaces that maximise views with an unobscured external outlook for residents.

> Avoid screening of active living areas through considered design that meets relevant over looking requirements of the Glen Eira Planning Scheme.

> Overlooking screening should only be applied on constrained sites were alternative designs cannot practically address privacy requirements

> Avoid high proportions of overlooking screening (obscure glazing, fixed screening or similar).

> Alternative screening methods can improve internal amenity for residents while managing visual privacy (see following page). Consider design solutions that limit horizontal or downward views towards the area of privacy concern, while maintaining an outlook elsewhere:

  – Optimise the location of active living areas such as balconies and living areas to reduce opportunity for overlooking.

  – Additional setbacks.

  – Inset balconies, bay windows, pop out windows or façade overhangs (horizontal or vertical 'fins').

  – Solid, partially-solid or obscured balustrades.

  – Wide planter boxes incorporated into walls and balustrades to increase visual separation.

> Provide solid or partially solid balustrades to maintain visual privacy and allow for a range of uses on the balcony.

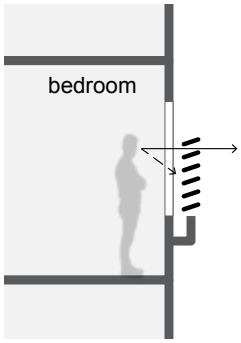
3.5 OUTLOOK AND OVERLOOKING (MANAGING VISUAL PRIVACY)

Examples of alternative screening measures

Passive living areas (bedrooms, kitchens, studies or similar)

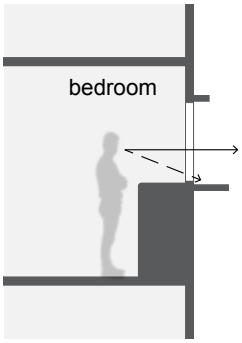
× Fixed obscure glazing or screens

This screening method mitigates overlooking effectively. However, the design provides poor internal amenity by making rooms feel closed-in by restricting any form of outlook for residents. Use only when no other alternative is practical.



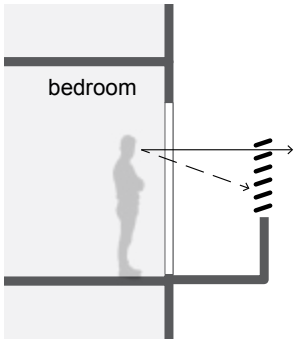
✓ External screens with fixed angled louvres

This alternative screening method minimises downward overlooking towards neighbours while still maintaining some outlook for internal residents. The external screen also allows for internal windows to be openable to capture naturally cooling breezes.



✓ Wide Bay Windows or External Fins

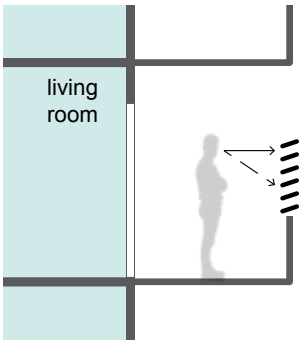
This alternative screening method minimises downward overlooking towards areas of concern on neighbouring properties and otherwise provides a clear outlook for residents.



✓ Screening Passive Balconies

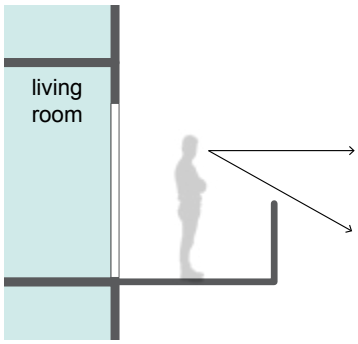
Some designs incorporate balconies around bedrooms and other passive areas to provide an additional sense of space and connection to the outdoors. If required, screening of balconies to passive living areas is considered acceptable and an improvement to standard screened windows.

Active living areas (living room, balconies & outdoor terraces)



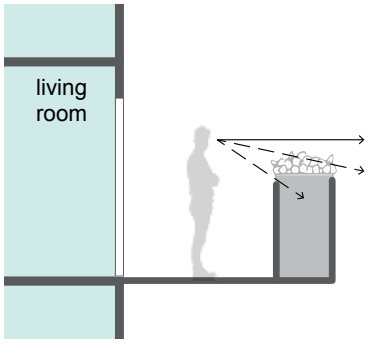
× Enclosed balcony with tall screening

This design is strongly discouraged as it provides poor internal amenity for residents by limiting outlook as well as access to sunlight and daylight for residents.



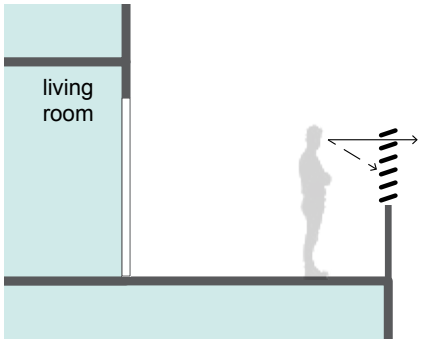
✓ Design and orient active living areas to ensure no tall screening is required (preferred option).

Orient active living areas towards the street or the rear of the site where larger setbacks can be achieved (avoid side facing balconies). Provide adequate setbacks and other design measures to ensure overlooking screening is not required.



✓ If screening is required, provide wide planter boxes or other building elements to manage overlooking

Use wide planter boxes or other building elements to manage downward or sideward overlooking while still allowing an outlook for residents.



✓ If screening is required, provide wider unenclosed balconies or terraces

Wide, unenclosed balconies or terraces provide a more open feel as well as improved access to sunlight and daylight. Screening can be designed to mitigate directional overlooking (e.g. downwards) but allow some outlook for residents as well.

3.6 PRIVATE OPEN SPACE

Well designed balconies, terraces and courtyards are an essential component of urban living. With appropriate design consideration, these areas can enrich diverse apartment communities by enabling quality social interaction and providing for pets, gardens and play space for children.

Whether they are compact or more generous in size, private open spaces should be well-integrated and functional spaces for recreation.

Communal open spaces can provide additional recreational areas that improve interaction and livability within buildings.

KEY OUTCOMES

> To ensure private open spaces for recreational purposes.

> To provide separate service areas that do not compromise the recreational aspect of private open spaces.

> To enhance passive surveillance and outlooks from upper floor balconies to the public realm while ensuring privacy for residents.

DESIGN SUGGESTIONS

Size and layout

> The *Glen Eira Planning Scheme* stipulates minimum standards for private open space dimensions.

> Balconies and rooftop terraces should be light-filled, open spaces that maximise views with an unobscured external outlook for residents.

> Private open space serves a dual function. These should be approached differently:

  – Recreational areas should be of adequate size to enable social interaction and general recreation in an outdoor space.

  – Service areas such as bin storage, laundry and air-conditioning facilities are best located in secondary service yards or balcony areas, and should be screened from view. Consider: Where do residents hang their washing when they have visitors? Will people see clothes drying from the street? Refer to 'Building services and waste management' section for further guidance.

> Private open space should be located adjacent to living areas (living room, dining room or kitchen) to extend the living space and maximise use.

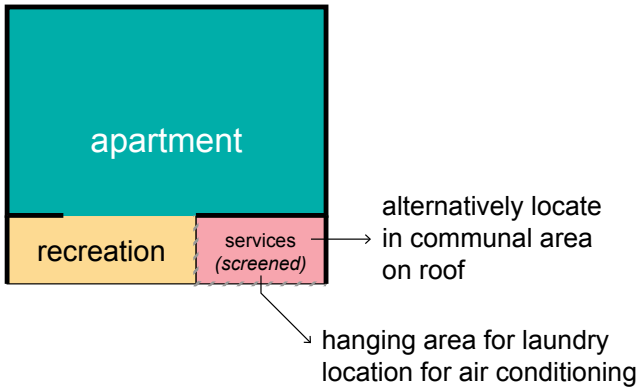
> Balconies should face the street or towards the rear of the site. Avoid balconies facing side boundaries. Developments should not borrow from the separation, outlook and amenity of adjoining land (refer to section 3.5 on managing overlooking).

COMMUNAL OPEN SPACE

Larger developments should incorporate quality communal open space to enhance residential amenity and social interaction while also providing opportunities for soft landscape areas.

The *Planning Scheme* identifies specific thresholds and design requirements for communal open spaces in sufficient detail.

Example of service areas on a balcony



3.7 URBAN GREENERY

Urban greenery can lessen the environmental impact of a building, improve connectedness to natural surrounds, and contribute positively to people's wellbeing.

Landscape design can assist in reducing the apparent bulk and scale of buildings by softening the built form and re-introducing a connection to natural surrounds. Well designed and maintained planting on structures at upper levels can soften a building's appearance and improve the quality and amenity of communal and public spaces.

KEY OUTCOMES

> To provide high quality landscaping that softens built forms and positively contributes to urban amenity.

> To provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.

DESIGN SUGGESTIONS

> Ensure that developments incorporate landscaping elements to soften the built form and introduce natural greenery. This can be delivered in several ways:

Vertical gardens

Green vertical gardens like green walls and facades are a space efficient way to incorporate vegetation into a development, providing shade, insulation and improving the urban environment.

These can be implemented internally and externally in various ways including green façades, hanging gardens, living walls, vertical gardens and bio-façades.

Ground floor gardens

In major developments, ground floor garden areas should be incorporated to contribute to visual amenity and soften building interfaces through deep planting and large trees.

Ground floor garden areas should be considered in spaces with public realm access and visibility, including laneways, arcades, atriums, and plaza-like street frontages.

Raised gardens

Raised gardens contribute positively to the amenity and visual interest of a development, and can facilitate community interaction.

Raised gardens can be implemented on structures such as rooftop decks, private and common outdoor areas and balconies.

Internal planting

Internal planting and vegetation improves the experience for those visiting, working or living in a development, by improving air quality, increasing productivity and reducing stress.

Internal planting can be used to improve both residential and commercial spaces.

> Landscaping should be considered holistically in the early design stages of a development to inform the building design. Avoid retrofitting landscaping elements to completed building designs as this can result in poor outcomes that may not be viable.

> All landscaping should be regularly maintained, and should not impact on the safety of public and private areas. Select hardy and resilient species in an urban environment to ensure that all landscaping and vegetation is viable.

3.8 ACTIVE EDGES — STREETS, LANEWAYS AND LINKAGES

Commercial and mixed-use buildings with active interfaces towards streets, laneways and cross-block links can greatly improve pedestrian amenity and add to the vibrancy and permeability of our centres.

Commercial buildings should be designed to facilitate activities on the street and invite active visual engagement with uses on the ground floor of buildings.

Creating active laneways and cross-block links can increase opportunities for pedestrian movement, business activity and vibrancy at the street level. Laneways provide an intimate environment that is less common in main streets; with favourable proportions that improve amenity and climatic conditions for pedestrians.

KEY OUTCOMES

> To provide active frontages linking private and public spaces in buildings.

> To create laneways and links that are well designed, safe and encourage interaction and activity.

> To reduce conflict between pedestrians and vehicles in shared laneways.

DESIGN SUGGESTIONS

Active street frontages

> Active land uses such as shops and restaurants should be located on the ground floors of mixed-use buildings, creating a streetscape which is safe, inviting and sympathetic to the human scale. The following sections provide guidance on aspects that affect active frontages:

  – responding to site interfaces (openings and awnings);

  – façade details and articulation;

  – building entries;

  – parking and access; and

  – land use and commercial mix.

Laneways and linkages

Active laneways will be nominated in a structure plan, otherwise laneways are considered to be service laneways for the purpose of the *Quality Design Guidelines*.

Active laneways

> Ensure that development abutting a designated active laneway adds to its overall character and enhances the level of activity at ground level. Design suggestions include:

> Provide an engaging and well-articulated façade to facilitate activities on the street and invite active visual engagement with uses on the ground floor.

> Maintain an intimate environment in laneways at the street wall level that reinforces a human scale.

> Ensure that higher tower forms are set back from the predominant street wall parapet height along the laneway to maintain a sense of openness.

> Upper levels of development should also add to the visual interest and passive surveillance of laneways by positioning windows and balconies so that they overlook the laneway.

> Enhance laneways by ensuring that commercial uses at ground floor level create a fine grain feel, promoting activities such as retail, service and community facilities that contribute to the enjoyment and amenity of laneways. Encourage façade treatments such as glass and windows at ground level to ensure that building frontages remain active and inviting.

> Where laneways have a vehicle movement function,

use street treatments such as changes in textures and materials, paint, poles, lighting and signage to divide pedestrian and vehicle pathways and create a clear distinction, ensuring that all laneway users can move through safely and efficiently.

> Provide public art, street furniture, vegetation and landscaping to create laneways that have a high level of amenity and visual interest.

> Provide clear views along laneways that provide a visual link to other streets and lanes.

> Ensure laneways have 24-hour public access.

Service laneways

> Ensure pedestrian amenity and safety in laneways that provide necessary service and access functions, while maintaining efficient vehicle movements (including space for passing and turning vehicles).

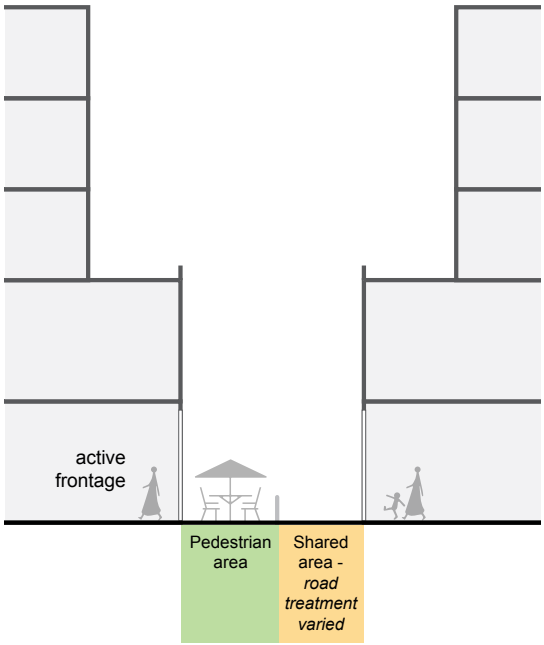
> Provide screening for building services and waste management facilities. Refer to 'Parking and access' and 'Building services and waste management' for further recommendations.

Pedestrian linkages

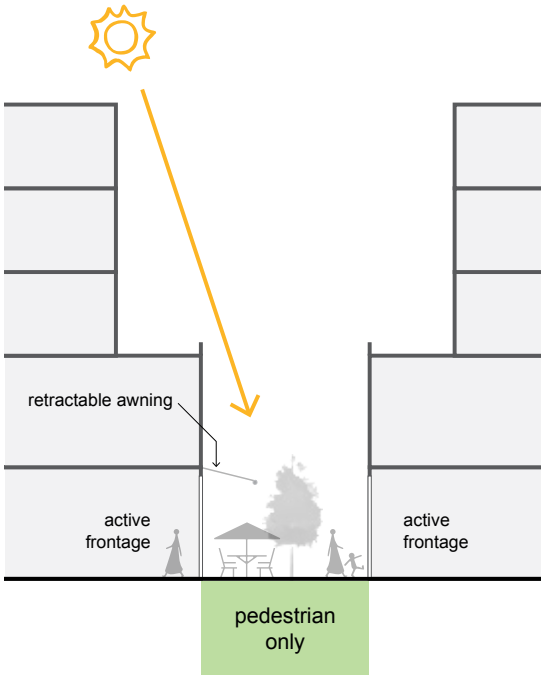
> Large cross-block developments should provide safe, direct and accessible pedestrian routes to improve connectivity and permeability between streets.

> These areas should incorporate active edges and provide a level of passive surveillance and safety.

Shared laneway



Pedestrian laneway



3.9 PARKING AND ACCESS

Parking and modes of transport supported within a commercial or mixed-use development should be relative to the building's scale, function and strategic location. The location and design of parking and access should be functionally integrated into the design in a way that does not compromise on aesthetics and residential amenity or the commercial function of the building.

KEY OUTCOMES

> To provide safe and secure parking and access for residents and visitors.

> To prioritise high quality streetscapes and pleasant people environments through considered parking and access design that minimises visual and physical impacts.

> To provide efficient access and facilities that support and encourage alternate modes of sustainable transport.

> To enable parking structures to be adaptable for future alternate uses

DESIGN SUGGESTIONS

Please note: this section provides overall design guidance to improve building appearance and streetscape integration relating to parking and access. For detailed design specifications and mandatory requirements (e.g. minimum parking provisions, dimensions, sight lines and so on) refer to Clause 52.06 of the *Glen Eira Planning Scheme*.

Pedestrian access

> Entries to residential lobbies should be directly accessible from the street and distinctly separate from retail and commercial entrances.

> The use of ramping for accessibility should be minimised by careful design of building entry location and levels in relation to footpath levels.

Vehicle access and entries

> Minimise the number and width of vehicle crossings and driveways.

> Locate vehicle crossings and driveways on secondary streets or lanes. In order of priority, access is preferred from:

  – a laneway/right of way;

  – a secondary street; or

  – a primary street (if no other access is available).

> Minimise the visual impact of driveways by varying alignments, paving materials and textures. Incorporate landscaping to separate driveways from walls and fences to soften the overall built form. Avoid long or wide hardscaped expanses with no variations or points of interest.

> Separate pedestrian and vehicle accessways. Where site constraints prevent separation, establish clear shared-zones with pedestrian priority through use of design treatments, which may include:

  – changes in surface materials;

  – level changes; and

  – the use of visual markers and traffic calming devices (landscaping or architectural).

> Avoid vehicle standing areas on vehicle crossings.

> Provide adequate separation distances between vehicle crossings and street intersections.

> Provide clear sight lines at pedestrian and vehicle crossings.

> Avoid headlights shining into habitable rooms or sensitive areas.

> Minimise the need for large vehicles to enter and manoeuvre within the site, or when robust and well-planned paths and clearances are needed. Consideration of building service needs, including waste collection, is required at design stage (refer to section 3.5).

Car parking areas

> Parking structures and entries should be integrated with the building's overall façade and discretely located to reduce dominance. Design suggestions include:

  – locate entries to the side or rear of buildings and in recessed locations behind the building façade line;

  – minimise driveway and entry widths;

  – use materials and colours that reduce dominance and minimise visibility from the street; and

  – minimise ramp lengths and widths.

> Reduce the number of individual vehicle entries by providing consolidated communal parking. These car parking areas should be:

  – concealed from street frontages;

  – close and convenient to the development;

  – secure;

  – designed to allow safe and efficient movements within the development;

  – well ventilated (if underground); and

  – sited to ensure adjacent sensitive land uses such as residential use will not be negatively impacted by noise, light spill and traffic generation.

> Preferred location:

  – Basement car parking is preferred in larger developments.

  – Avoid extents of consolidated at-grade or semi-basement parking for dwellings. Where provided, locate to the side or rear of lots, away from the public realm and screened from view.

> Refer to section 2 for preferred driveway access locations.

Pedestrian safety in car parks

> In car parking areas, provide direct, clearly visible and well-lit access and walking areas for pedestrians. For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards. A clearly defined and waiting area or visible lobby should be provided to lifts and stairs within the car park.

Electric cars

> Consider providing charging stations for electric vehicles. When not installing charging stations as part of the development, the electrical supply and car park distribution board should allow for future capacity to supply electric vehicle charging points.

3.9 PARKING AND ACCESS

Bicycle parking

Bicycle parking suggestions

> Provide bicycle storage in a secure location that is easily accessible from the public realm and common areas. The following is preferred:

  – Resident bicycle parking provided in secure undercover common areas such as basements or around building entries.

  – Visitor bicycle parking preferably undercover, near the residential pedestrian entry in an accessible, secure, and covered location (ground floor).

> Provide parking and end of trip facilities that support alternate modes of sustainable transport such as use of bicycles or less resource intensive vehicles such as electric cars or smaller scooters and motorbikes

> Consider providing bicycle parking beyond the minimum *Planning Scheme* requirements with the aim of providing sufficient parking for the likely number of residents in each dwelling (taking into account dwelling types and occupancies).

End of trip facilities

Buildings with large employment areas will be required to provide end of trip facilities. These facilities:

> should be easily accessible and safe for users, particularly from car park entrances;

> may include shower facilities, changing rooms, lockers, and bike repair spaces; and

> should be designed to maximise accessibility, safety and security for users.

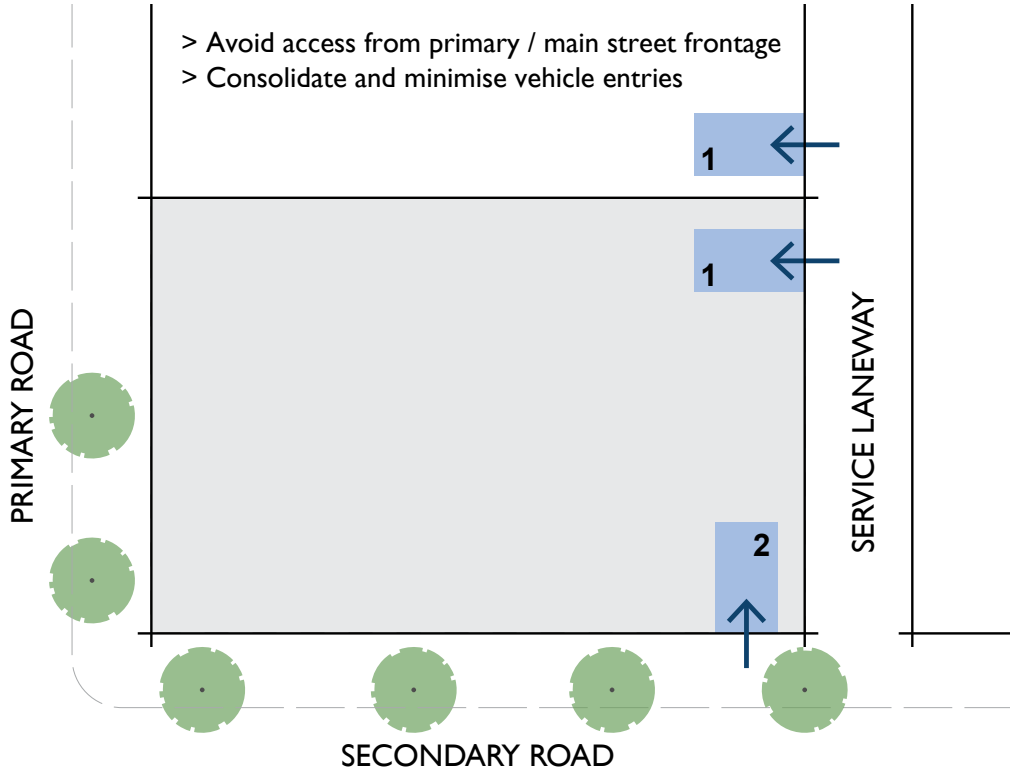
Loading and unloading

> Off-street loading and unloading areas should be provided, appropriate to the commercial uses of the building.

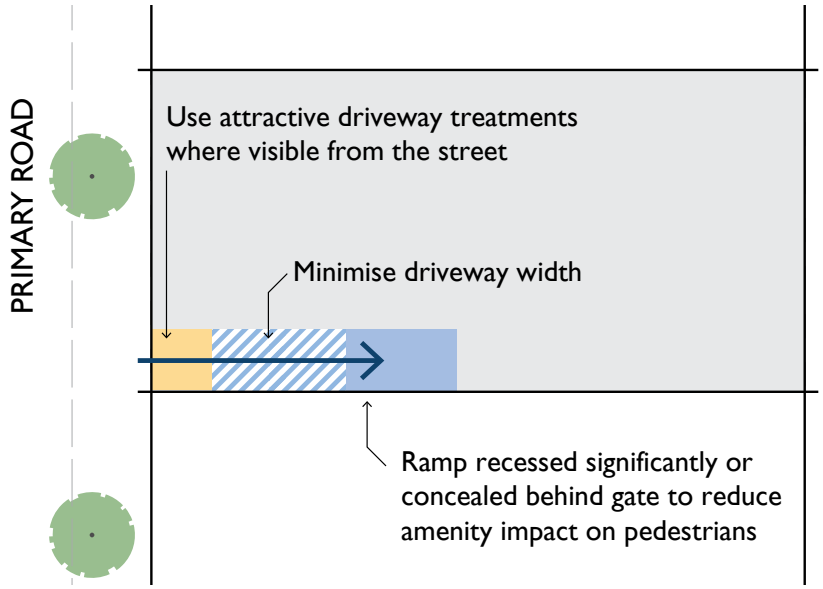
> Facilities should be provided to support residential loading and unloading (e.g. moving of furniture) where no other alternative is provided.

> Provide separation between loading/unloading areas and pedestrian entries and pathways.

Vehicle access location priority, where laneway or secondary frontage available



If no laneway or secondary street frontage available



3.10 BUILDING SERVICES AND WASTE MANAGEMENT

The location and design of building services should be functionally integrated into the design in a way that does not comprise on aesthetics or residential amenity.

KEY OUTCOMES

> To minimise the visibility and impact of services, utilities and waste management on the streetscape and residential amenity.

> To encourage sustainable building design and behaviour for future residents.

DESIGN SUGGESTIONS

Utilities and services

> Design and locate building services discreetly to minimise visibility from public realm, communal open spaces, residences and adjoining properties.

> Avoid locating building services and utilities along street frontages. In circumstances where they must be located in visible locations (eg. primary or secondary street frontages), seek to minimise visual impacts by using architectural or landscaping elements such as screening and planting.

> Approach building services with careful consideration and consult early with relevant authorities to clearly understand their requirements to achieve the best integrated design outcome.

> Provide water and gas outlets on primary balconies and private open spaces.

> Integrate downpipes and balcony drainage into the overall façade and building design.

> Visual and acoustic impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, air conditioning units, fire services, electrical substations, detention tanks and the like.

Air-conditioning

> Consolidate and conceal heating and cooling units in common locations such as roofs or basements.

> Avoid locating units on private balconies. If required, the units should be fully screened from public view and still enable comfortable use of the balcony as a recreational space.

> Integrate units and associated equipment into the building design using appropriate screening and acoustic attenuation to ensure no impacts to residents neighbours (minimising noise/vibration impacts).

Clothes drying

> Provide zero carbon emission clothes-drying mechanisms for each dwelling on-site. Design suggestions include:

  – Provide each dwelling with a private outdoor clothes drying area that is screened from view, integrating this effectively into the building design.

  – Clothes drying areas should be separated from recreational and living spaces. Residents should not be required to hang or view their laundry from living spaces. For example:

  – In ground floor dwellings, provide a secondary service yard or screened clothes drying space.

  – For upper level dwellings, provide an enlarged balcony with a secondary screened clothes drying area, or a separate services balcony or communal

space (consider consolidating these areas with air-conditioning and other services).

Sustainable design and solar panels

> Provide photovoltaic (solar) panels or make provisions for future installation as a means of sustainable energy production.

> Incorporate sustainable design elements including:

  – photovoltaic systems that are discretely located and with optimised roof angles to enhance solar access;

  – integrated skylights and ventilation systems; and

  – green roofs in larger developments to improve thermal performance and contribute to local diversity.

Mail boxes

> Position mail boxes in accessible locations in lobbies, around building entries or integrated into front fences where individual street entries are provided. Mail facilities should be well-lit and weather protected with potential for passive surveillance.

Waste management

Waste storage

> Provide adequately sized waste and recycling storage areas for bins in discrete locations away from the building frontage, entries, or the public realm. Storage areas should be sufficiently sized, well ventilated and provided with a water point and drainage area.

> Avoid excessive numbers of individual wheeled bins and demonstrate that proposed numbers can be practically accommodated in the streetscape.

> Ensure bins can be easily manoeuvred between storage and collection points. Provide a continuous path with no steps.

> In larger developments, incorporate:

  – temporary storage areas for large bulk items such as mattresses; and

  – kerb-side collection areas into public realm design.

> Prepare a waste management plan to ensure the overall building design accommodates waste management effectively.

Minimising waste

> Encourage innovative waste storage and disposal practices.

> Provide alternative waste disposal methods like composting and green waste facilities.

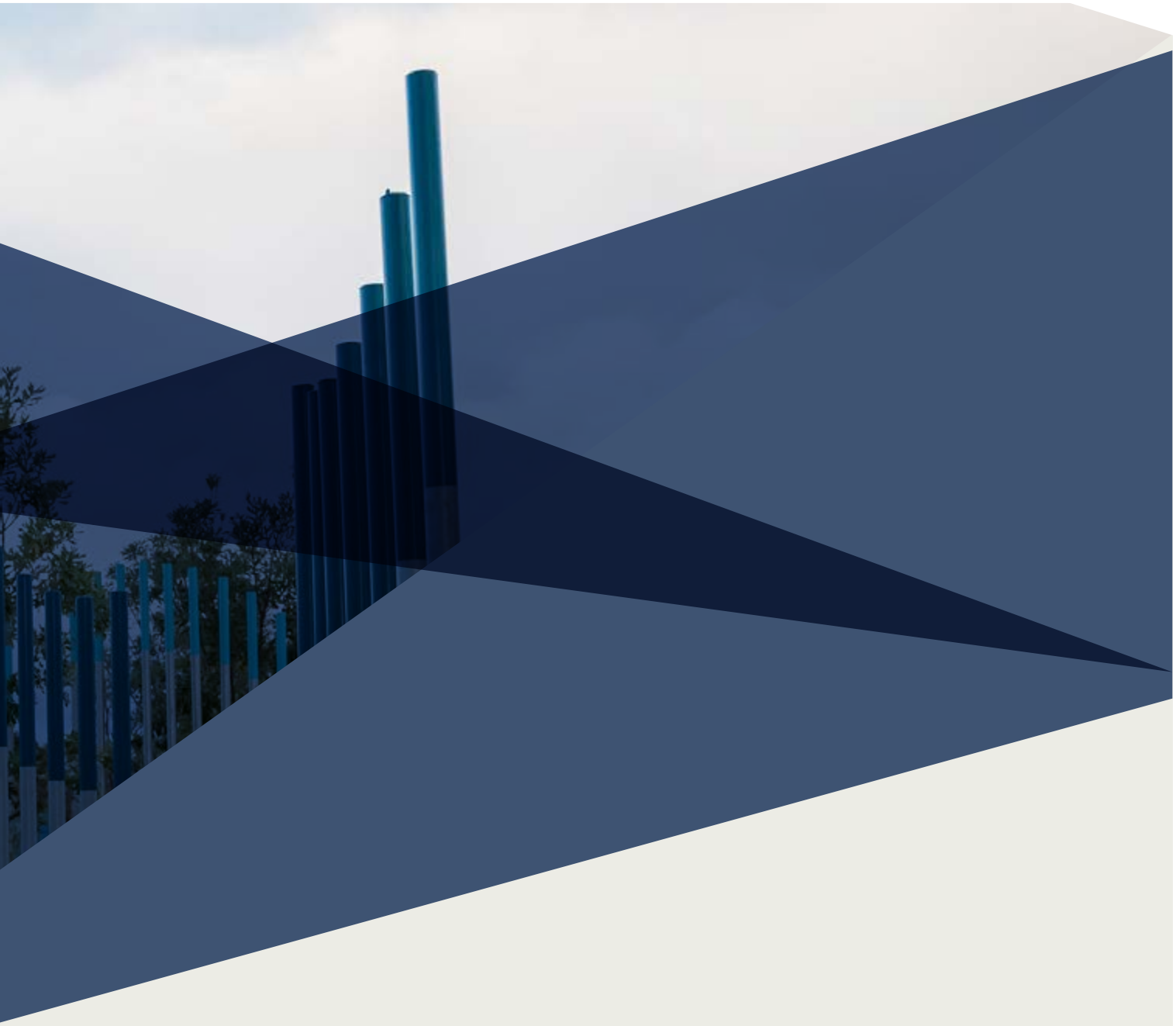
> Provide all dwellings with separate waste and recycling cupboards/bins.

> Communal waste and recycling areas should be in convenient and accessible locations. Provide separate waste and recycling chutes in taller buildings.

> In mixed-use developments, ensure that residential waste and recycling areas are separate and secure.

> Collect and use stormwater and recycled water for landscape irrigation, toilet flushing and cleaning.

4.0 DESIGNING FOR THE COMMUNITY



4.1 LAND USE AND COMMERCIAL MIX

Mixed-use buildings provide a unique opportunity to co-locate different land uses and facilitate the delivery of vibrant and active streetscapes underneath a mixture of residential and commercial development.

KEY OUTCOMES

> To provide a mixed-use building that is well balanced, inviting, active and adaptable.

> To deliver employment generating land uses within activity centres.

> To provide high density buildings that are sympathetic to the human scale, and provide the community with a range of residential, commercial and retail options.

DESIGN SUGGESTIONS

General

> Encourage the separation of residential and commercial entries and parking areas to ensure that safety and amenity is maximised.

> Provide a compatible mix of activities in mixed-use buildings to activate lower levels, and encourage activity after business hours.

> To maximise amenity for residents, locate commercial uses which are active after business hours at lower levels of the development, with office and employment uses above to act as a buffer.

Commercial priority

> Developments in commercial and mixed use areas should prioritise the delivery of commercial spaces:

  – As a benchmark, provide 1m^2 of leasable commercial space per 1m^2 of development site area.

  – Provide diverse commercial spaces, including active and experiential retail on the ground floor and additional employment such as offices within the first few levels.

Ground floor and lower levels of podium

> Active land uses such as retail and hospitality should be located on the ground floors of mixed-use buildings, creating a streetscape which is safe, inviting and sympathetic to the human scale.

> Ensure that development addresses the street by avoiding large expanses of blank walls and façades.

> Encourage fine grain detail to create a lively and welcoming environment at street level.

> Design retail and commercial spaces to maximise flexibility for future uses.

Upper levels of podium

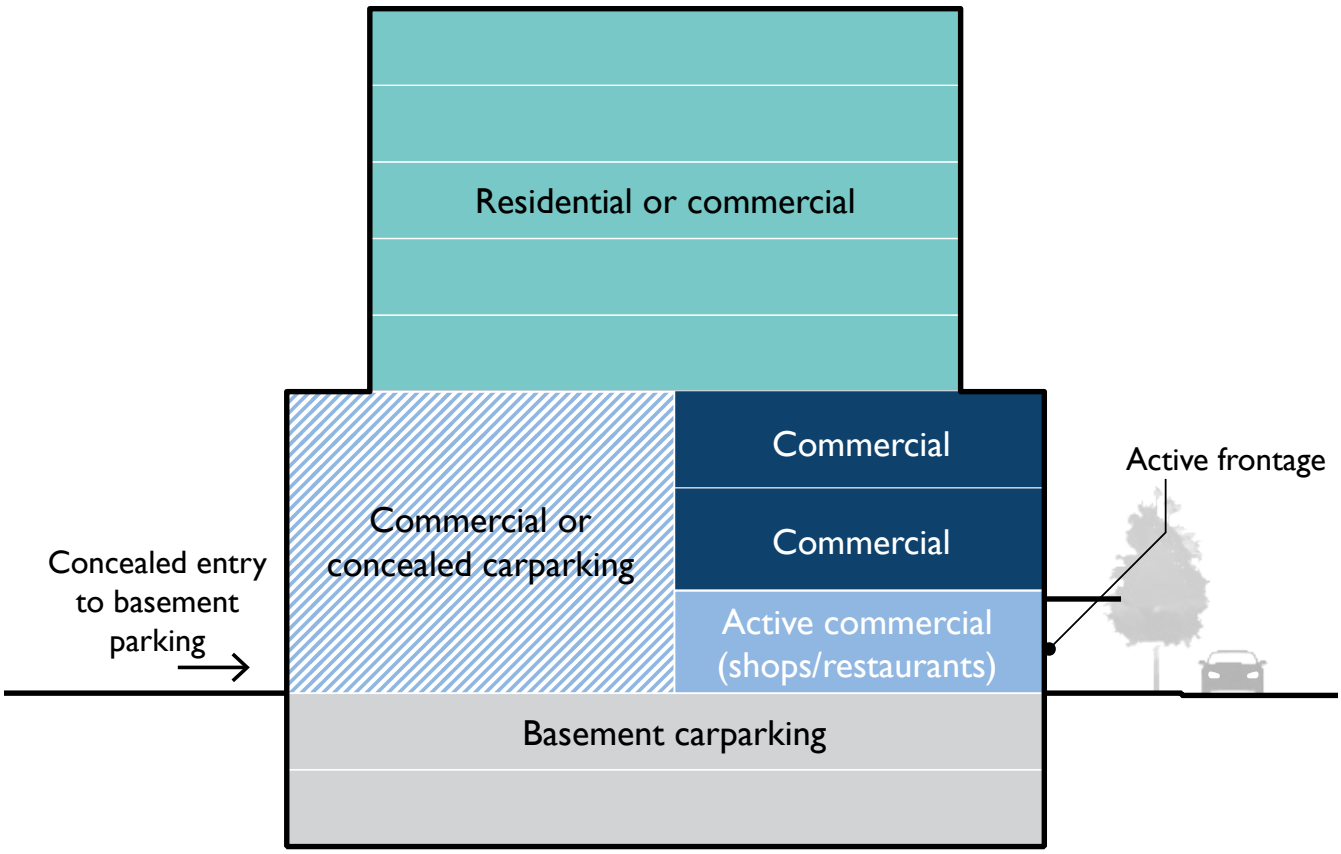
> Commercial uses are encouraged, such as offices or recreational spaces to provide opportunities for additional employment within activity centres.

> Any windows should be oriented towards the street, facilitating passive surveillance.

Tower

> Residential dwellings are encouraged, achieving a mixed-use development which considers its impact on the streetscape below.

Example of land use mix in a building



4.2 DWELLING DIVERSITY AND UNIVERSAL DESIGN

Housing diversity ensures the provision of housing that caters to all community members, and can be used, accessed and understood by all. Diverse housing promotes inclusion, adaptability and accessibility and ensures that a mixture of dwelling types is achieved.

KEY OUTCOMES

> Design and layout of new dwellings reduces accessibility barriers, and meets the needs of people with limited mobility.

> Dwelling sizes that cater for a wide range of community members, including families with young children and older people.

> Provision of dwellings and environments that are suitable for pets.

> Housing that can be easily altered to meet the changing needs of residents over time.

DESIGN SUGGESTIONS

Dwelling diversity

> Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets and needs.

> Provide a range of dwellings that support diverse household types and accommodate residents in different stages of life, including group households, the ageing population, single person households, students and families.

> Include three or more bedroom dwellings to provide adequate housing for families, group and multi-generational households.

Universal design

> To improve accessibility and adaptability, provide dwellings with a bedroom, adaptable bathroom and living areas on the same floor, with a clear path for accessibility (avoiding separation by stairs).

> Avoid changes in floor levels or surfaces outside of the dwelling, providing convenient access from the street to the dwelling entrance.

> Use materials and finishes that are durable and slip resistant, and can be cost-effectively altered or modified.

> Ensure that design layouts are flexible and rooms serve multiple functions to accommodate a range of lifestyle needs.

> Enable comfortable movement through rooms and corridors by providing suitable circulation spaces, doorways and widths.

> Ensure that the height and form of functions such as light switches, door handles, power points and windows allow people of various heights and abilities to access and use all functions easily.

> Provide bathrooms that can be retrofitted so that grab rails and handles can easily be installed if required. All bathroom walls should be reinforced, and toilets and showers should be step free to provide easy access.

> Dwellings should enjoy convenient and easy access to outdoor areas.

4.3 COMMUNITY BENEFIT

Major new developments should contribute to and enhance local communities.

Developers may recognise the value of providing a significant community benefit through new developments; however, there is often no clear framework for when and how this should be delivered.

By providing strong guidance from the outset, Council can achieve positive outcomes for our community as part of major developments.

KEY OUTCOMES

> To ensure identified strategic and urban renewal developments deliver a significant community benefit.

APPROACH

The *Quality Design Guidelines* nominate strategic site and urban renewal building types. These buildings will form part of strategic or urban renewal areas nominated in a locally specific strategic plan (such as a *Structure Plan*) or similar document, where there is an identified opportunity for larger developments to be accommodated where they can deliver a significant community benefit.

When developing in strategic site or urban renewal areas, it is intended that buildings should not exceed the nominated preferred heights.

Proposals seeking to exceed the preferred height must demonstrate a significant community benefit (to Council's satisfaction), must not exceed any nominated maximum height, and must continue to meet any relevant objectives, requirements and guidelines relating to quality building design and form.

Community benefit items may include but are not limited to:

> diverse housing mix that responds to an identified community need (affordable housing, aged care, student, short-stay accommodation — not just a variety of apartment layouts and sizes);

> additional public parking;

> additional public open space contributions beyond the minimum requirements of the *Glen Eira Planning Scheme* or relevant adopted Council document;

> new street or laneway connections; and

> needed community uses and facilities.

This list does not identify every type of community benefit, but rather notes emerging priority items. Contributions for each development should be determined in consultation with Council for the best strategic outcome and will be clarified through future strategic work.

It is important to note that developments still need to meet basic requirements that are not considered community benefit, including as relevant:

- open space provisions and monetary contributions;
- development contributions;
- minimum car parking provisions;
- canopy tree planting and urban greenery; and
- minimum commercial floor areas as identified in commercial and mixed-use areas.

COMMUNITY BENEFIT EXAMPLES

Examples of community benefit may include but are not limited to the following:

- Provide a diverse housing mix that responds to the needs of the local community (needs determined based on relevant Council research, policy or strategies). The mix should include more than just a range of apartment sizes and layouts, and may include affordable housing, aged care, student and short stay accommodation.
- Where identified in a *Structure Plan* or other locally specific strategic plan, provide new public open spaces (beyond minimum contribution requirements), streets and pedestrian connections. This should be undertaken in consultation with Council and stakeholders for other relevant sites.
- Provide community uses and facilities, in consultation with Council, that respond to the needs of the local community.

4.4 PUBLIC OPEN SPACE

Major redevelopments in strategic sites and urban renewal areas should contribute public open spaces in accordance with any relevant Council nominated policy or strategy (e.g. *Structure Plans* or *Open Space Strategy*).

Public spaces in commercial areas provide much needed places for recreation and relaxation. In doing so, they can support the ongoing viability of activity centres as places where people want to spend time. Public open spaces may include parks, plazas, malls and forecourts. New public spaces benefit from being well-integrated into the broader area and can build upon existing spaces and activity nodes.

KEY OUTCOMES

> To achieve new public open spaces on strategic sites and in urban renewal areas.

> To ensure that newly created public open space integrates with surrounding public areas.

> To maximise the safety and amenity of existing and new public spaces.

DESIGN SUGGESTIONS

The delivery of public open spaces as part of major redevelopments requires detailed master planning. The following high-level suggestions seek to guide future planning for these areas in conjunction with any relevant Council policy, provision or strategy:

> Clearly define boundaries between public space and private areas.

> Newly created publicly accessible open space, (e.g. cross site links), where provided, should respond to the existing pattern and uses of the neighbourhood.

> Publicly accessible space on private lots should be well connected with public streets along at least one edge.

> Publicly accessible space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid. Site planning should provide a high level of visual permeability and clear and legible wayfinding.

> Design adjoining development to maximise passive surveillance of the public space (day and night) and minimise overshadowing impacts.

GLOSSARY

GENERAL DEFINITIONS

Abutting areas
Areas that are adjacent or share a border.

Activation
The injection of liveliness and vibrancy into an urban area.

Active interfaces
Land uses that have active façades with inviting entries and permeable materials such as glass to facilitate interaction, visual interest and vibrancy.

Activity centre
A mixed-use area that provides a focus for commercial, retail, employment, housing, transport, services and social interaction.

Articulation
Street frontage design elements that help create inviting, visually interesting urban streetscapes.

Basement footprint
The extent of the basement of a building.

Built form scale
The scale and density of the built form. Usually refers to height and visual bulk.

Collector roads
Moves traffic from local streets to arterial roads, providing a means of accessing residential properties.

Crossover
A vehicle crossover allows vehicles to enter and exit a property, connecting the road to the private driveway, usually across a nature strip or footpath.

Fenestration
The arrangement of windows or other openings in building design to create visual interest.

Fine grain feel
Urban environments that are sympathetic to the human scale through the inclusion of small scale spaces and commercial or retail uses to facilitate diverse activities and pedestrian activity.

Higher scale form
A building that is of a high scale in the context of the surrounding area.

Lower scale form
A building that is of a lower scale than that on an adjoining site or area.

Liveability
A measure of the quality of life of city users, encompassing environmental, socioeconomic, transport, recreational and built form factors.

Outlooks
The view from any opening of a building including windows, doors and balconies.

Parameters
A measurable framework, factor or guideline that is used to enable planning functions.

Passive surveillance
The planning and design of the built environment that prioritises views towards the public realm, to facilitate a sense of safety and security.

Private open space (POS)
An outdoor area of a dwelling or residential building or land for the exclusive use of the occupants.
Also see: secluded private open space.

Public realm
All public open space.

ResCode
In this document ResCode refers to residential and apartment design standards at Clause 55 and 58 of the *Glen Eira Planning Scheme*, as relevant**.**

Reverse living
The concept of swapping the customary layout of housing, generally providing living areas upstairs with a small balcony in replacement of ground floor living with a garden area.

Secluded private open space (SPOS)
That part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy and is provided with convenient access from a living room.

Sensitive interfaces
Interfaces that require abutting development to take a sensitive approach to mitigate loss of amenity, heritage or character.

Setback
The distance that a structure or building is set back from the property boundary, road or other buildings. Setbacks can occur at ground level or on upper floors of a building.

Statutory mechanism
Used to implement the benefits associated with development.

Statutory tool
The use of statutory obligations as a tool to positively influence growth and ensure the implementation of strategic objectives.

Street wall
The front façade of a building.

Structure Plan
A long-term plan that guides important aspects of an area including development, land use, transport and car parking, community facilities, public realm, open spaces and strategic opportunities.

Through connection
An uninterrupted, unobstructed transport connection.

Urban renewal
The process of unlocking well located, underutilised land to support employment, residential or commercial growth.

Walkability
The degree to which the built form of an area supports walking as a means of transport or recreation. Walkable areas are connected, safe and accessible for pedestrians.

Wayfinding
The way that people are guided through built environments. Wayfinding can include signage, barriers or ground treatments to delineate space and help users to understand the urban environment.

GLOSSARY

DEFINITIONS FOR STREETS AND INTERFACES

Local street
Local streets are minor residential streets carrying local traffic within suburban areas. Local streets do not include streets defined as a main road.

Main road
Main roads include any major, arterial, intermediate and collector roads as identified by Council. Major roads also include any higher order road identified by the Victorian Government in the *Glen Eira Planning Scheme*, such as a Road Zone Category 1.

Active laneway
Active laneways are pedestrian focused urban spaces that foster social interaction and activities such as outdoor dining, live music and art appreciation. These laneway generally include active frontages, a pedestrian focus, and architectural detailing that provides interesting or surprising experiences for people. Depending on the particular location and requirements for vehicular access, Active laneways may be pedestrian only or shared spaces. Active laneways will be nominated in a structure plan or similar Council document. Otherwise laneways are considered to be service laneways for the purpose of the *Quality Design Guidelines*.

Service laneway
Service laneways are located to the rear or side of lots providing access to service areas, parking and outbuildings, and may accommodate utility easements. Service laneways include any laneways not identified as an active laneway.

Primary street frontage
This interface applies to the main street frontage of a development site. For corner sites, the primary street frontage is determined on a case-by-case basis as the main frontage, and usually correlates with the street listed in the property address. A primary street frontage may have different requirements depending on whether it is a local street or main road.

Secondary street frontage (corner sites)
This interface applies to a corner development site's secondary frontage, where another street is identified as the primary street frontage. A secondary street frontage may have different requirements depending on whether it is a Local Street or Main Road.

Shared side boundaries
This interface applies where the side boundary of a development site adjoins another site. This interface does not include rear boundaries.

Shared rear boundaries
This interface applies where the rear boundary of a development site adjoins another site. This interface does not include side boundaries.

Shared boundaries with parks and other open spaces
This interface applies where a development site adjoins a park or other type of public open space.

CONTACT

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