

15.01

31/07/2018
VC148

BUILT ENVIRONMENT

15.01-1S

31/07/2018
VC148

Urban design

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

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

15.01-1L-01 Urban Design

~~16/04/2020~~ ~~1/1/2020~~
6/02/2020 Proposed C106

Strategies



Encourage development that enhances the presentation of the main road entrances into towns by incorporating landscaping that complements existing plant species.

Encourage large sites or precincts within Portland industrial areas to provide a network of public streets, footpaths and lanes connecting into the surrounding streets and the broader pedestrian network.

15.01-1L-02 Urban Design Portland

--/--/---
Proposed C106gelg

Policy application

This policy applies to the urban area of Portland as indicated on the Portland Framework Plan.

Objectives

To maintain and enhance the existing urban character, ensuring the natural environment and landscape remain an important part of the urban form.

To provide well designed streetscapes and places for everyday social contact and informal gatherings.

To increase pedestrian activity, perception of safety, and the economic vitality of businesses.

To improve the use, understanding, and presentation of the settlement for visitors and residents alike.

Strategies

Encourage the use of vegetation and shade trees in the natural landscape of Portland, the foreshore and historic streetscapes of the Portland CBD, building on the existing character set by the Norfolk Island Pines.

Retain landscaped areas that contribute to the natural environment such as the Botanical Gardens, Henty Park, the Almond Tree Reserve, and Portland Town Green.

Support the use of the existing pattern of laneways that provide an excellent foundation for improvements to the pedestrian environment.

Improve the perception of safety through lighting.

Support the use of active and passive surveillance in car parks, laneways, side streets and areas of low activity, such as to the rear of shops.

Ensure the design of car parks avoids pedestrian access issues, such as gradients and loading docks within or near car parking areas, where there is high pedestrian traffic due to the concentration of commercial buildings that utilise the parking area.

Support the use of special streetscape treatments in the main retail area of Bentinck Street, including kerb out stands, median planting of mixed low shrubs and ground covers, paving treatments, and co-ordinated street furniture.

Promote access and connectivity from the Portland CBD to the foreshore.

Discourage the use of high chain link fencing in the Portland CBD and between Bentinck Street and the foreshore.

Support the use and improvement of New Street to form the 'arrival zone' into the central built-up urban area through improved building design, landscaping, and co-ordination of signs.

Ensure development enhances the existing character of the local streetscape and retail area through contemporary design that complements the large number of early 19th century heritage buildings and streetscape features, including blue-stone kerb and channel, verandahs, outbuildings, and walls.

Retain features such as heritage blue stone walls and contemporary public art.

Support the expansion of the Portland CBD north on Percy Street to the junction with Otway Street.

Encourage the restoration and re-use of heritage buildings and support new development that complements the historic character of Portland in a sensitive and contemporary manner.

Signs

Encourage signs to be cohesive in type, size, location, and format with the character of the area.

Avoid poor visual amenity and loss of advertising effectiveness due to the excessive use of signs.
Support the removal/replacement of outdated signs that lack cohesiveness in favour of signs that reflect the character and have a connection to an area.

Policy documents

Consider as relevant:

- Portland Strategic Framework Plan (2020)

15.01-2S

20/12/2021
VC174

Building design

Objective

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

Strategies

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

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

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

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

Encourage development to retain existing vegetation.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

15.01-2L-01 Building design

~~46/04/2020~~ ~~Proposed C106gelg~~

Strategies

Design buildings to respond to their natural setting through siting and the use of materials and colours.

15.01-2L-02 Building Design Portland

~~Proposed C106gelg~~

Policy application

This policy applies to the urban area of Portland as indicated on the Portland Framework Plan.

Objectives

To maintain and enhance the existing urban character, including the natural environment, through building design.

To improve public safety through building design.

To increase pedestrian activity and the economic vitality of businesses through building design.

To improve the use, understanding, and presentation of the settlement for visitors and residents alike.

Strategies

Ensure buildings are well maintained, including heritage and notable landmark buildings.

Encourage the update or replacement of mid to late 20th century buildings that have no heritage significance and are poorly designed, or are reaching the end of their economic life.

Support the use/reuse of unique heritage buildings and streetscape features, including blue stone kerb and channel, verandahs, outbuildings and walls.

Encourage the use/reuse of the existing pattern of laneways that provide an excellent foundation for improvements to the pedestrian environment.

Improve the perception of safety through lighting and passive surveillance of the public realm.

Avoid blank facades being orientated to the public realm such as pedestrian and vehicle frontages.

Avoid siting loading areas in visible/prominent locations, such as car parks and areas of pedestrian activity.

Avoid gradients to car parks and pedestrian areas, to assist with access and customer loading/unloading.

Ensure signs displayed on buildings are cohesive in type, size, location and format with the surrounding area.

Policy guidelines

Consider as relevant:

- Buildings should typically be 1 to 2 storeys and not exceed 3 storeys in height.
- Front and side setbacks should be consistent in residential areas.

Policy documents

Consider as relevant:

- Portland Strategic Framework Plan (2020)

15.01-2L

16/01/2020
C102gelg

Portland industrial building design

Strategies

Encourage landscaping to comprise locally indigenous plant species.

Encourage landscape treatments at gateway locations, and property frontages.

Encourage the revegetation and weed management of wetland areas.

Screen external storage and stockpiling areas by use of fences, barriers or landscaped earth berms/bunds.

Facilitate a landscaped open space link in the railway reserve within the Central Portland Employment Precinct.

Facilitate landscaping in the open space along the western boundary of the Madeira-Packet Employment Precinct.

Support the use of energy conservation and production in the selection of building materials, the use of solar voltaic panels, and water sensitive drainage management.

Enhance the area of open space, existing streets and the frontages of future development.

Policy guidelines

Consider as relevant:

- All car parking and external storage areas should be constructed with an all-weather surface to the satisfaction of the responsible authority. Land within 7.5 metres of the front boundary should be set aside and used only for car parking, access and landscaping.
- Buildings and materials should not be constructed and stored within 7.5 metres of a residential zone and should be landscaped to screen activities on the site.
- Buildings should not be constructed within 1.2 metres of any side or rear boundaries.

15.01-3S

31/07/2018
VC148

Subdivision design

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing native habitat.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
- Being accessible to people with disabilities.
- Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.

Policy documents

Consider as relevant:

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

15.01-4S

31/07/2018
VC148

Healthy neighbourhoods

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

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

15.01-5S

09/10/2020
VC169

Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

15.01-6S

31/07/2018
VC148

Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.