Apartment Developments: Additional Provisions and Guidelines

LOCATION
State-wide

CLIENT
Department of Environment, Land, Water and Planning (DELWP)

Plan2Place Consulting in association with Peter Boyle _Urban Design+Landscape Architecture prepared research and advice to assist DELWP to consider options to improve the external amenity of apartments.

This provided additional evidence for a ***Plan Melbourne*** action to test and develop additional provisions and guidance for the external amenity of apartment developments following inclusion of the ***Better Apartments*** provisions into Clause 58 of the ***Victoria Planning Provisions*** in April 2017.

Through a peer review report and the development of standards and guidelines, the project:

- Reviewed architectural design research and advice provided for three topic areas of:
  - — Building separation and street setbacks.
  - — Building materials, finishes and architectural detailing.
  - — Public realm interfaces.
- Analysed and provided expert advice around the most suitable mechanisms and implementation for additional planning regulation and guidelines for apartment developments including suggested revisions to associated guidelines and the drafting of apartment provisions (Clause 58 standards and objectives).

It was concluded that there was a good case for a number of interventions to be undertaken in Clause 58 and in the associated guidelines of the ***Urban Design Guidelines for Victoria*** and the ***Apartment Design Guidelines for Victoria***.

The Victorian Government then implemented significant changes to the apartment provisions through Amendment VC174 in October 2021.

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