

2.8 CONTROL BUILDING HEIGHTS AND FORM

Height controls have in the past, and continue to be, applied to certain areas within Melbourne. A 40 metre height limit prevails throughout the retail core to reinforce human scale and the fine grain of buildings and blocks. Other areas of the city, however, suffer from adverse environmental impacts of high rise development at ground level. Development should contribute to, rather than detract from, the quality of the public environment and be respectful of neighbouring development and land uses.

- Maximise opportunities to introduce low to medium rise buildings to reinforce city centre density, increase diversity of uses, reduce wind tunnel effects and increase sunlight at street level.
- Identify main view lines to be maintained in perpetuity without being obstructed by tall buildings.
- Extend the City's policy on sunlight to public spaces to include protection from overshadowing of more spaces, including Southbank Boulevard, Southbank Arts precinct (VCA/ACCA/Malthouse) and Birrarung Marr.
- Ensure that buildings give streets and public spaces an appropriate three-dimensional form, including continuous street walls and architectural character that visually reinforces the street hierarchy.
- Continue to recycle and adapt older building stock to new uses, including underutilised spaces at above-ground level, attention to rooftops, and preserving and upgrading facades.



The 40 metre height limit over the retail core area is clearly apparent in the city's physical form, centred on Swanston Street.



Medium-rise developments such as Melbourne Terrace apartments protect streetscape amenity while enabling high quality, compact floor plans for inner city living.