City of DAREBIN

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FAIRFIELD VILLAGE BUILT FORM GUIDELINES

Adopted 18 December 2017

This document was originally produced on behalf of the City of Darebin by Hansen Partnership Pty Ltd in 2008.

The original content has been modified and added to in preparing this 2017 update.

V1.3 27 November 2017

Adopted by Darebin City Council 18 December 2017

This document is a reference document to the Darebin Planning Scheme and is intended to be a guide for future development in the Fairfield Village Activity Centre

Information and descriptions contained in this publication are current at the time of printing

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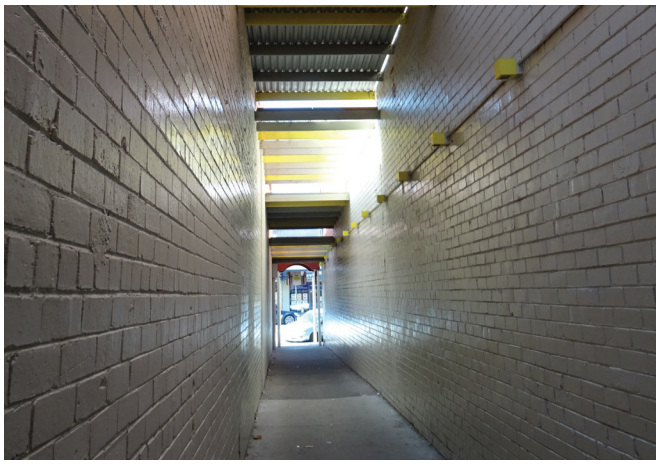
1 PURPOSE OF THE GUIDELINES

These guidelines will be used to manage the development of buildings within the commercial area (Commercial 1 Zone) of the Fairfield Village neighbourhood centre.

They have been developed so that new development will respond to planning policy encouraging intensification of development in activity centres, while also being responsive to the valued existing character and amenity of the centre and the surrounding residences.

These guidelines will be used in determining planning permit applications in the centre and will form the basis of changes to the Darebin Planning Scheme to provide a statutory mechanism for implementation.



2 BACKGROUND

Fairfield Village is a well performing centre that is valued for its contained and compact nature and variety of local, independent businesses.

The Fairfield Village precinct has become an attractive location for new development. There is concern, however, about the impact of more intensive development on the centre's valued traditional character, the impact on traffic and parking conditions, and how new development interfaces with adjacent residences.

Design guidelines were first prepared for the centre to address these issues in 2008. These have now been reviewed and revised to ensure they respond appropriately to the current context and issues and can provide an up-to-date basis for formal planning scheme controls. An analysis of current planning policy, development trends and anticipated future demands has informed the update and is documented in the *Fairfield Built Form Guidelines Background Report, Feburary 2017.*

3 EXISTING CHARACTER

What's good about the existing character of Fairfield Village?

Fairfield Village is a bustling, diverse local centre that has the following valued characteristics:

- A 'village atmosphere' and diversity of shops
- Low scale building character with one to two storey parapets and isolated higher forms
- Close proximity to a choice of public transport
- A narrow roadway and therefore relatively enclosed streetscape views and a direct relationship between either side of the street
- Many old and moderately detailed building facades, interspersed with more contemporary simple forms
- An active traditional main street environment
- Narrow shop fronts and regular vertical divisions in the streetscape elevation
- Moderate scale at the residential interface and limited amenity impacts

Fairfield Village's local village character and its close proximity to a choice of public transport makes it a good location for new housing.

What are the key design issues to be considered in developing guidelines for new buildings in Fairfield Village?

The built form characteristic of Fairfield Village that is most valued by the community is the moderate scale of the buildings (height and width) at the street front and low scale at residential interfaces.

Managing building scale and the relationship between old and new development is the key to retaining the 'village character' of Fairfield Village, as well as minimising the impact of redevelopment on adjacent residential properties.

4 FUTURE BUILT FORM

In the future buildings in the Fairfield Village will moderately increase in height and intensity while maintaining the valued characteristics of the centre.

There will be an increase in the amount of mixed use buildings accommodating residential uses within the centre, given new housing in activity centres is supported by state and local planning policies. Fairfield Village is a neighbourhood centre and is not expected to support the same level of redevelopment that is anticipated for larger activity centres such as Northcote and Preston. However, some level of redevelopment, which includes housing, can be accommodated provided the key characteristics of Fairfield Village are protected and enhanced.

A moderate increase in building height is anticipated, with setbacks to preserve the character and to manage amenity impacts such as uncharacteristic building bulk, overshadowing and enclosure of the relatively narrow streets.

Development will be encouraged to retain and protect buildings of historical significance and other buildings with valued street facades, maintain a moderate building scale at the street frontage and reflect the proportions and rhythm of the traditional fine grain streetscape.

This will enable the intrinsic character of the centre and elements of its physical history to be maintained as it undergoes moderate intensification.

Buildings will also step down at residential interfaces to protect against unreasonable amenity impacts.

Buildings will maintain an active ground level frontage to streets and facilitate ease of pedestrian access. Car parking and vehicle access will be from rear laneways or side streets to preserve the shopfronts and pedestrian amenity of the street.

5 BUILT FORM GUIDELINES

The following guidelines set the built form parameters identified as central to maintaining the character, and heritage value where applicable, of Fairfield Village, while also allowing it to develop and change over time.

The guidelines apply to land within the Commercial 1 Zone as shown in Figure 1 below. This area includes the Fairfield Village heritage precinct.

The guidelines are set out as Objectives and Standards. The Objectives set the desired outcomes and the Standards provide direction on how these might be achieved.

Where relevant the Standards have drawn upon existing policies in the Darebin Planning Scheme to avoid unnecessary duplication.

Figure 1 Fairfield Village built form guidelines area

5.1 Maximum building height

Appropriate building heights allow for the benefits of increased economic and housing activity to be realised while respecting the historically modest scale of buildings that are integral to the centre's valued character.

The heights nominated below are maximums - the building height that a site can reasonably accommodate is determined by several factors, including the area and configuration of the site, front and rear setback requirements in these guidelines and other constraints. There will be sites that cannot be redeveloped to maximum height limits.

Objectives

- To moderately increase the intensity of development within the commercial area in proportion to the traditional one to two storey scale streetscape.
- To provide a scale of development which retains and respects the character of the centre, particularly at the street edge.
- To allow opportunity for higher buildings on larger and consolidated sites where adverse impacts on streetscape character and public and private amenity can be managed.

Standards

- The height of a building must not exceed 14.5 metres and contain no more than 4 storeys, unless variation is specifically permitted.
- Where the area of a development site exceeds 1,000m^2*, additional height up to a maximum of 17.5 metres and containing no more than 5 storeys, may be permitted if it is demonstrated that:
  - the additional height is sufficiently recessed to be unobtrusive from surrounding streets and adjacent residential zoned properties, as evidenced by a visual study;
  - the overall building form is designed to integrate with the streetscape and will not detract from the prominance and character of the existing street wall;
  - where an existing front facade is removed, the replacement building is articulated to respect the fine grain character of the street (as per Figure 13 in this document);
  - there is an appropriate transition in form to lower rise adjacent buildings;
  - all other design guideline Standards are achieved, including retention of valued street facades, appropriate setbacks, appropriate design detailing, integrated landscaping features, and protection of amenity to adjacent residential zoned properties.
- In the heritage precinct, additional height above the specified maximum is permitted to allow for a hip or gable pitched roof form.
- Rooftop plant and structures and equipment associated with communal areas can exceed the specified maximum height but should not be visible from the surrounding public realm and adjoining properties to the rear (including those separated from the development by a laneway).

* A development site may comprise multiple consolidated land parcels

Building Height Assumptions

Building and street wall height is measured from natural ground level to the roof or parapet, unless the land is in the Special Building Overlay or liable to inundation where the height is the vertical distance from the minimum required floor level to the roof or parapet.

Maximum building height is based on allowance for a 4 metre commercial ground level, optional 3.5 metre commercially-capable first upper floor, and 3 metre residential use floors above (measured floor to floor), plus a 1 metre allowance for a building parapet. The maximum number of storeys does not include basement or mezzanine levels.

5.2 Valued Street Facades

Many existing buildings in Fairfield Village add particular value and character to the streetscape.

The plan below identifies those buildings with 'valued street facades' which make a contribution to local character due to their form and/or detailing or because they are located in clusters of similar forms. Retention of valued street facades are strongly encouraged in any redevelopment.

Many identified properties are also recognised heritage places in Fairfield Village heritage precinct, which adds further impetus for their retention.

Objectives

- To retain existing valued street facades in order to facilitate a sense of continuity while development occurs.
- To ensure the contribution of heritage places to the streetscape is appropriately maintained.

Standards

- Retain valued street facades shown on Figure 2 and incorporate into new developments, with new building additions set above and behind, as per the requirements of these guidelines.
- Where a building is also identified as a significant or contributory building in the heritage precinct, retain the front 4 metres of the existing building fabric in its entirety (structure and roof). Variations to this requirement may be permitted as follows:
  - *retention of structure without roof:* where new development permitted behind a retained structure cannot otherwise meet building regulations for natural light and ventilation.
  - *retention of facade only:* where complete retention is proven impossible due to insubstantial existing internal structure beyond repair or stiffening, or because of non-complying alterations.

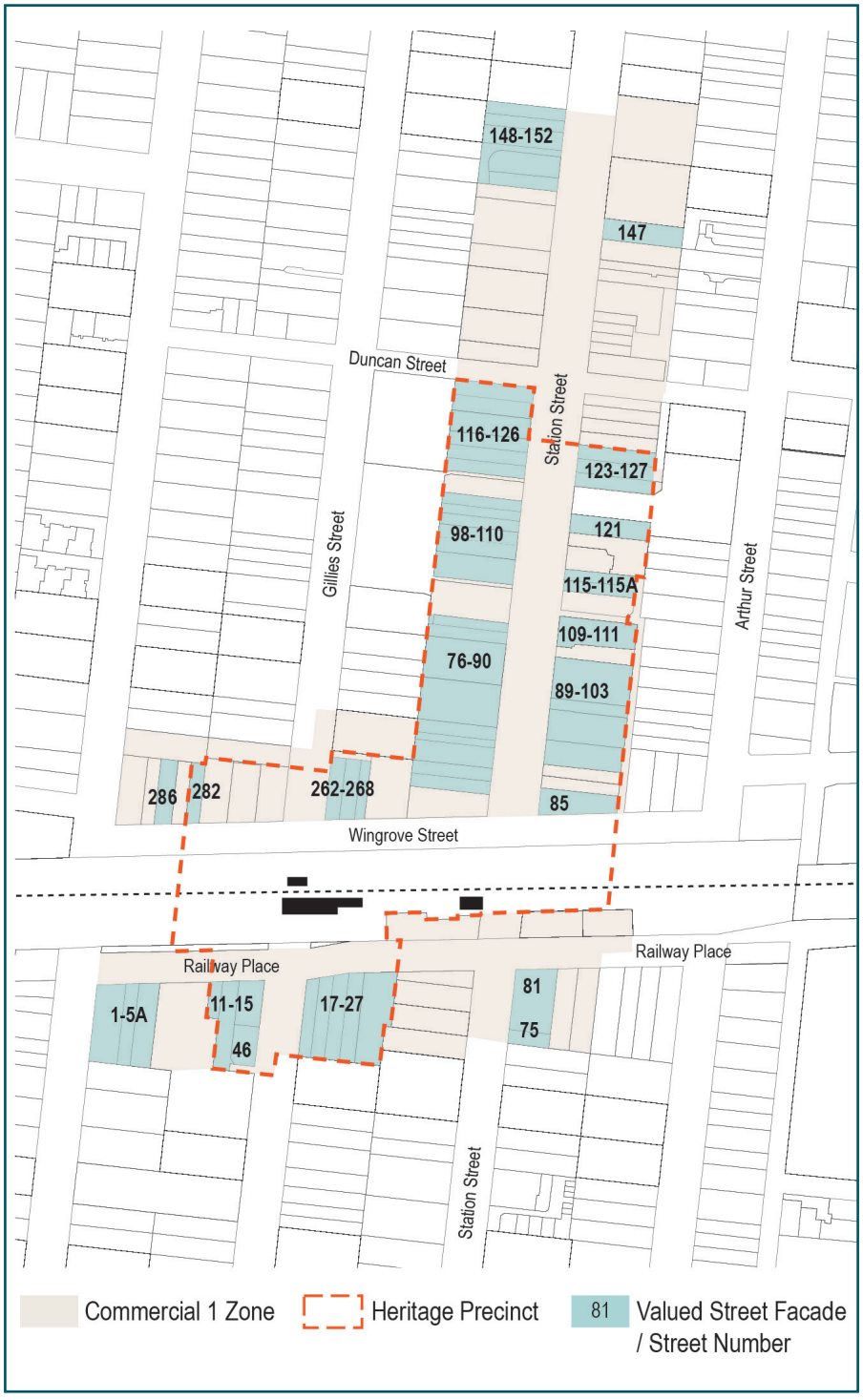


Figure 2 Valued street facades

5.3 Street wall and front setbacks

Maintaining a consistent, moderate building scale to street frontages ensures new development respects the valued streetscape character of Fairfield Village. Front setback requirements differ whether in or out of the heritage precinct and if existing building fabric is retained. Front setback is measured from the boundary of the land with the street (both front and side street boundaries if a corner site).

Objectives

- To achieve consistent front form and setbacks relative to the street.
- To ensure new development respects and emphasises heritage places and other retained valued street facades.
- To reinforce the existing 'street wall' scale in the centre, which is equivalent to a contemporary 2-3 storey form.
- To limit overly prominent new buildings in oblique views along the street.

Standards

- Set back upper level additions to existing buildings from retained street facades as per the requirements in these guidelines.
- Build new buildings with zero setback to front boundaries adjacent to a street to maintain a consistent street edge.
- Buildings on street corners including to laneways should be splayed to create sightlines, visibility and access for pedestrians and vehicles (unless a heritage building is being retained).
- Maintain a maximum street wall height for new buildings of 8.5 metres (in the heritage precinct) or 11.5 metres (elsewhere).
- Balconies must not encroach into front setbacks; however minor projections of functional or design elements into front setback areas behind the street wall are permissible. These include weather or shade awnings projecting up to 1.5 metres forward, narrow vertical framing elements up to 300mm forward, or vertical screens between balconies or terraces up to 2 metres high.

5.3.1 Front setbacks in the heritage precinct

- Where development retains a single storey building, set back additions a minimum of 4 metres at the second storey and 8 metres at the third and fourth storeys.

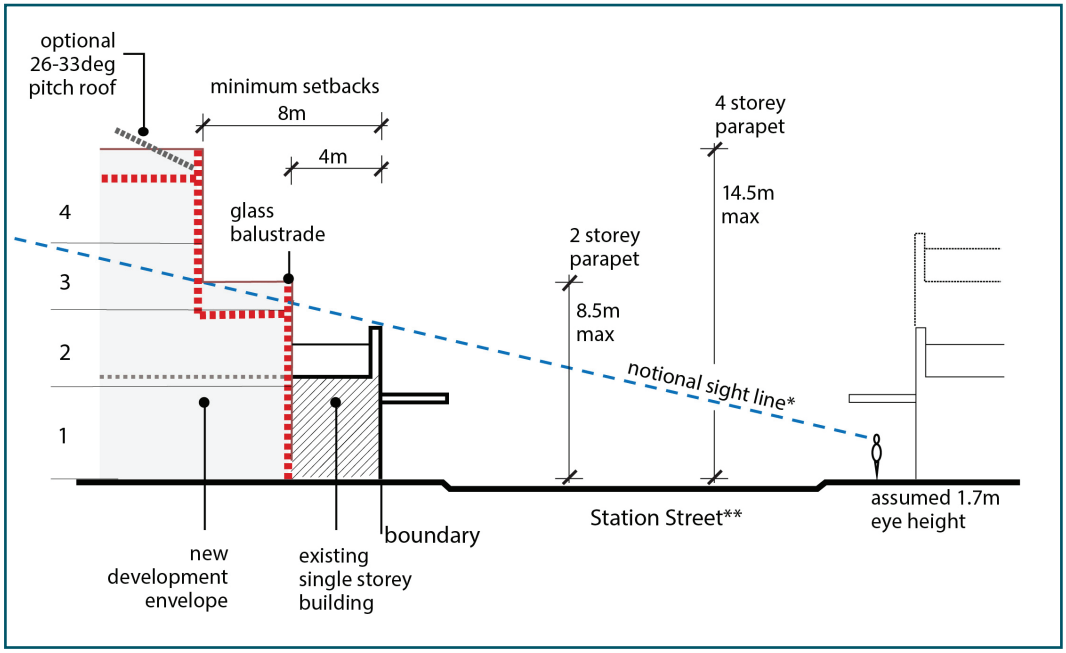


Figure 3 Front setbacks: retained single storey building in heritage precinct

- Where development retains a double storey building, set back additions a minimum of 4 metres at the third storey and 8 metres at the fourth storey.

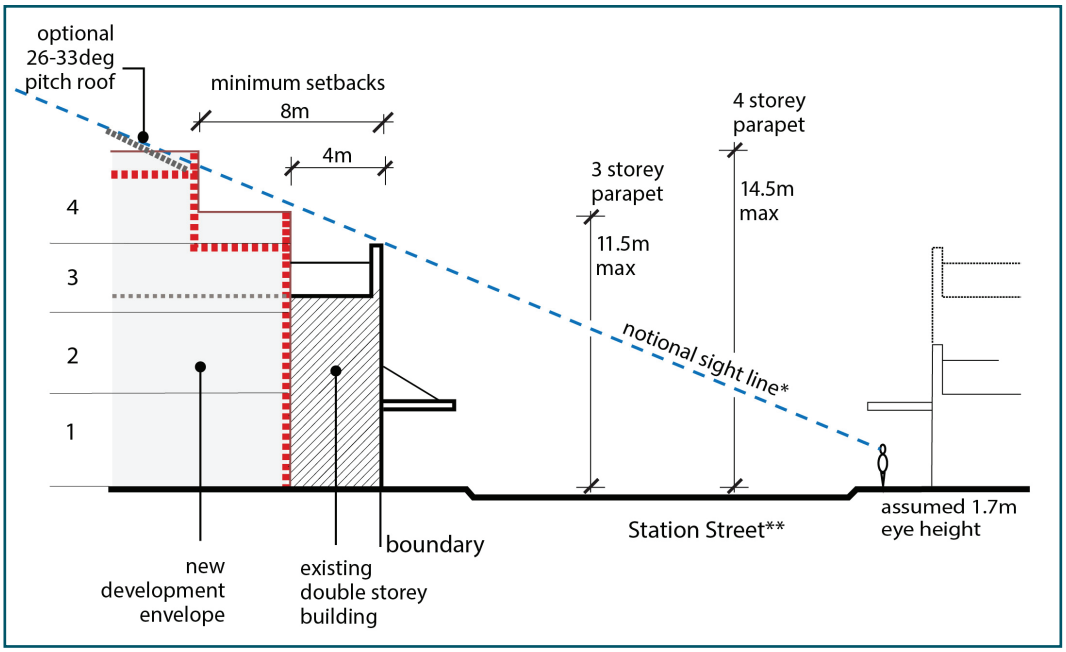


Figure 4 Front setbacks: retained double storey building in heritage precinct

- Where a new building is proposed, no front setback is required up to a maximum street wall height of 8.5 metres (two storeys) with minimum setbacks of 4 metres at the third storey and 8 metres at the fourth storey.
- The maximum street wall height may be varied marginally (+/-2%) for the purpose of alignment (or avoidance of alignment) with an adjacent structure.

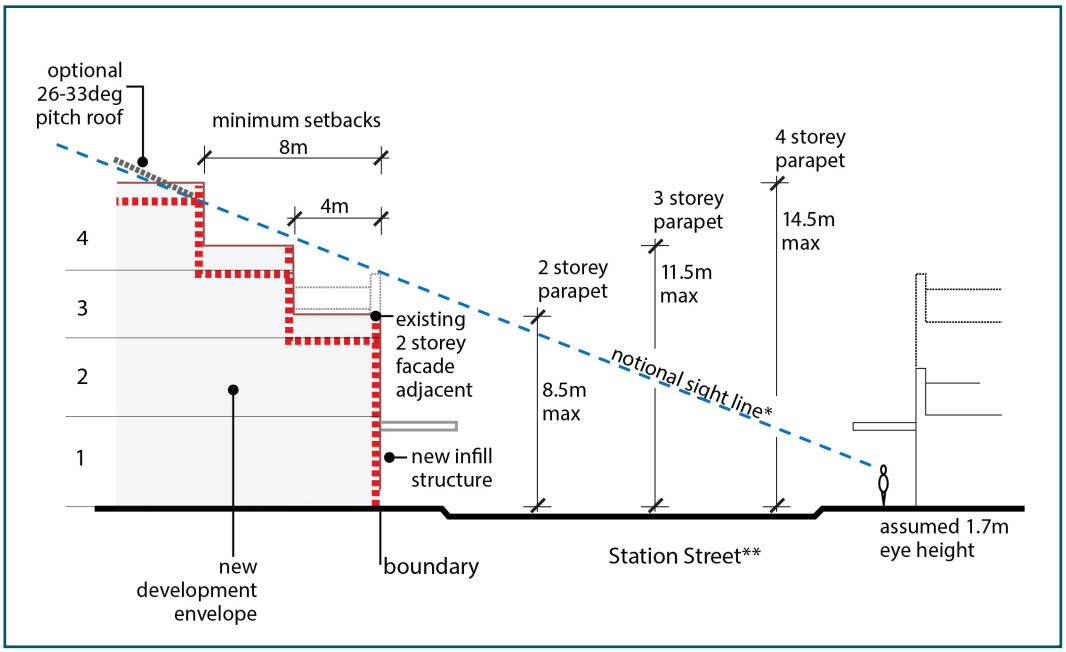


Figure 5 Front setbacks: new building in heritage precinct

Notes for Figures 3, 4 and 5:

* Sightline angle shown is notional. It will depend on the varying heights of the existing parapets and the exact position of observer.

** Setback requirements shown for Station Street also apply to properties with frontage to Wingrove Street and Railway Place.

Corner sites - variations and guidance

- Corner sites abutting Duncan Street may have a reduced setback to Duncan Street of 2 metres at the third storey and 4 metres at the fourth storey.
- Development on the north east corner of Station Street and Wingrove Street (85 Station Street) may adopt a 'bookend' form incorporating the existing heritage building with consolidated 4 metre setbacks to the second and third storeys, as shown in Figure 6. In addition, a single storey parapet should be extended along Wingrove Street to a length of approximately 13 metres to match the width of the existing single storey Station Street frontage.
- The site on the north west (opposite) corner of Station Street and Wingrove Street (74 Station Street) accommodates a building that does not have any heritage significance and any redevelopment is required to meet standard front setback requirements.

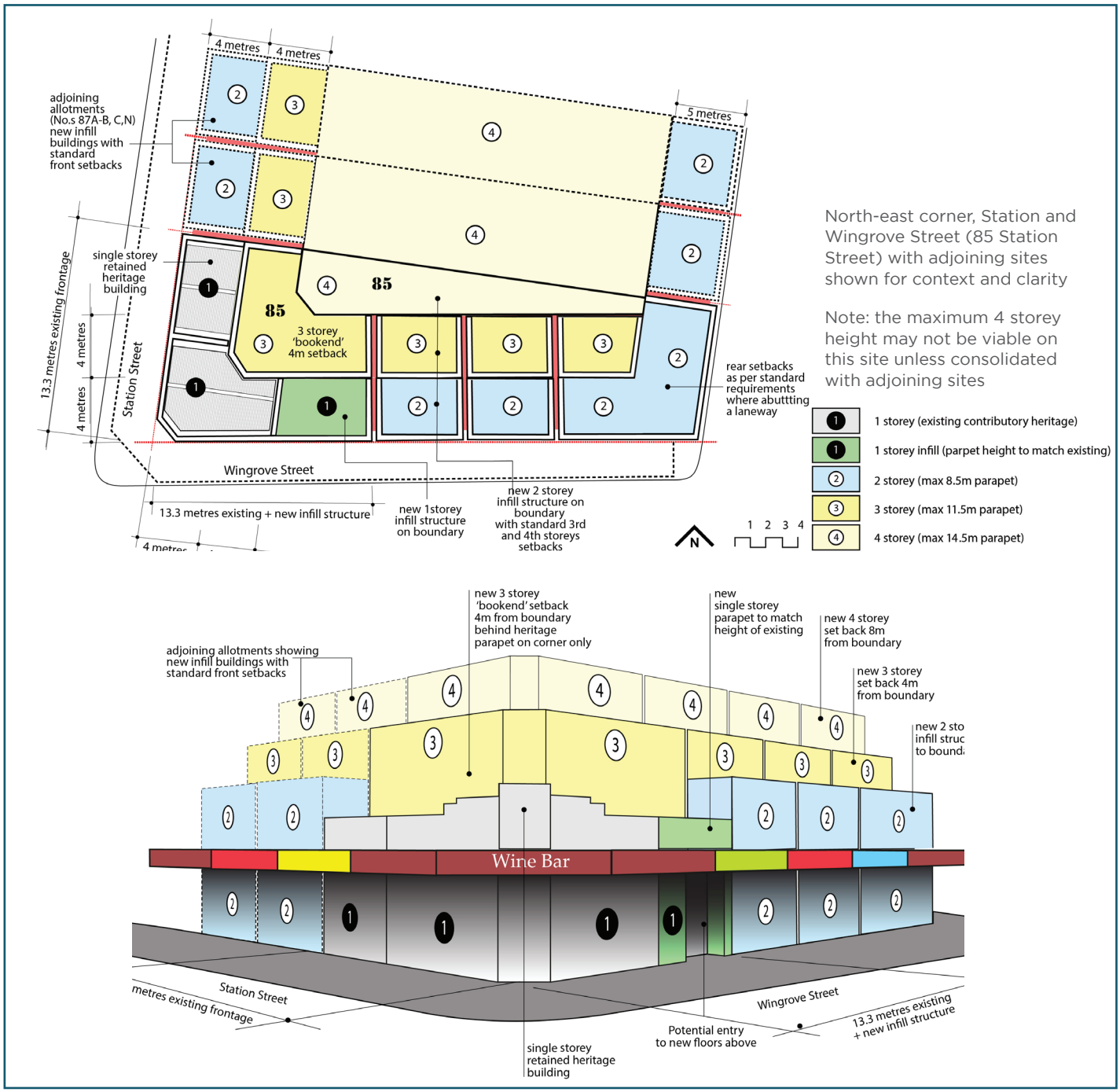


Figure 6 Front setback requirements for north east corner Station and Wingrove Street

5.3.2 Front setbacks - all other sites

- Where development retains a valued street facade (single or double storey), set back additions a minimum of 2 metres up to the third storey and 4 metres to the fourth storey.

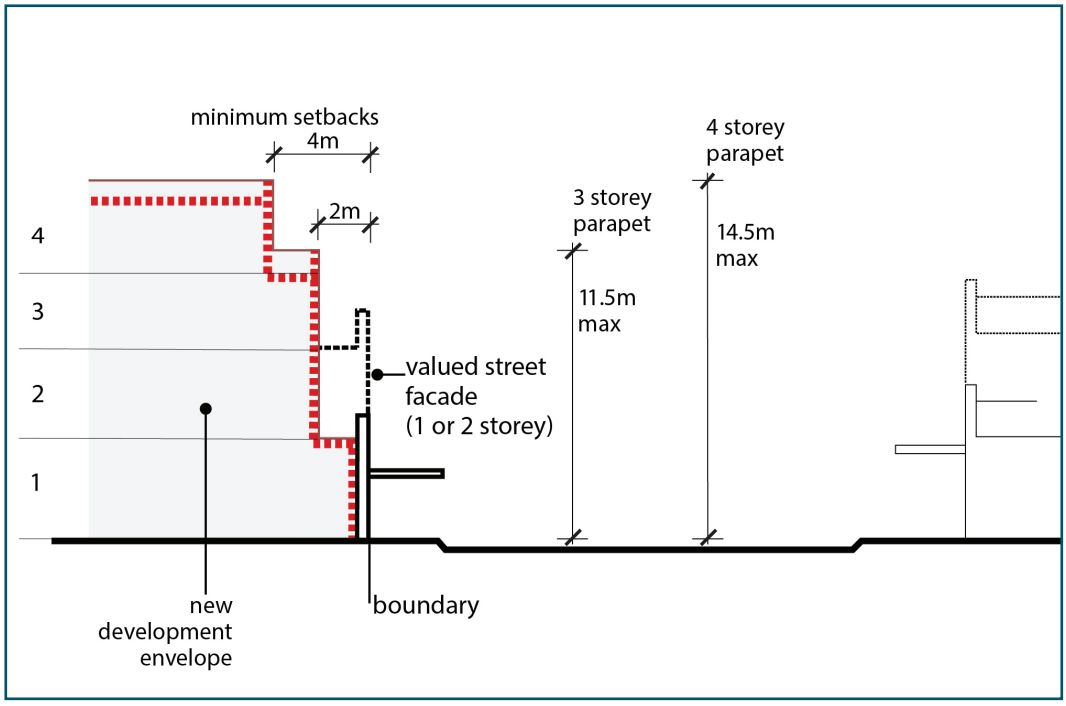


Figure 7 Front setbacks - with retained valued facade

- Where a new building is proposed, no front setback is required up to a maximum street wall height of 11.5 metres (containing no more than three storeys) with the fourth storey setback a minimum of 4 metres.
- Sites on the corner of Station Street and Duncan Street may have reduced setback to Duncan Street of 2 metres at the fourth storey.

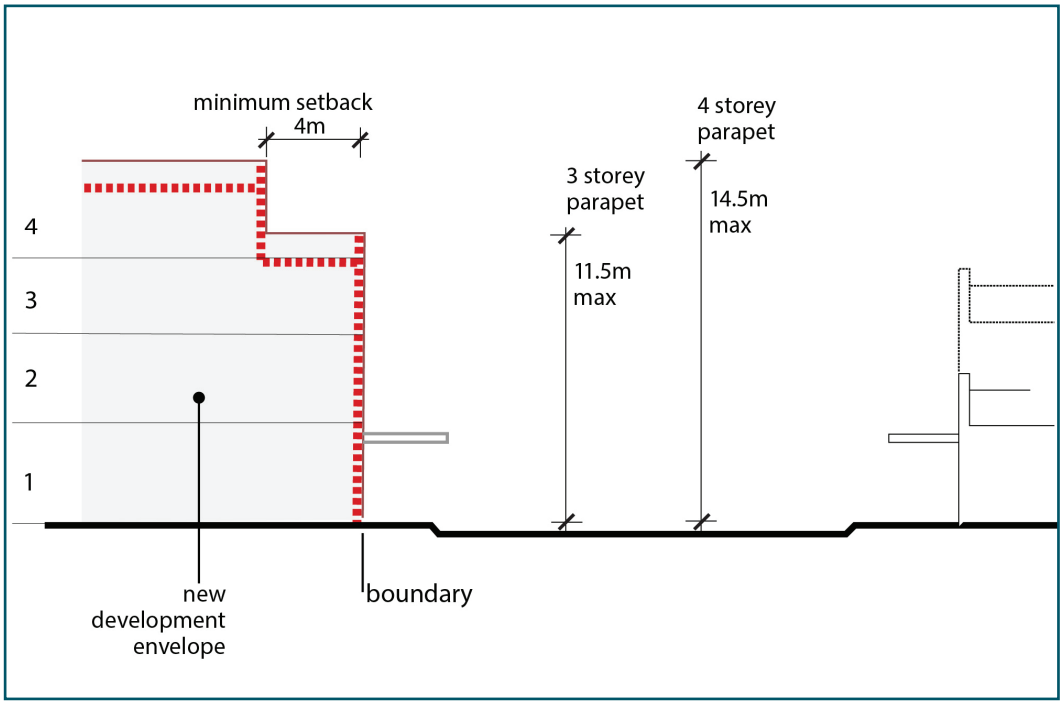


Figure 8 Front setbacks - new building

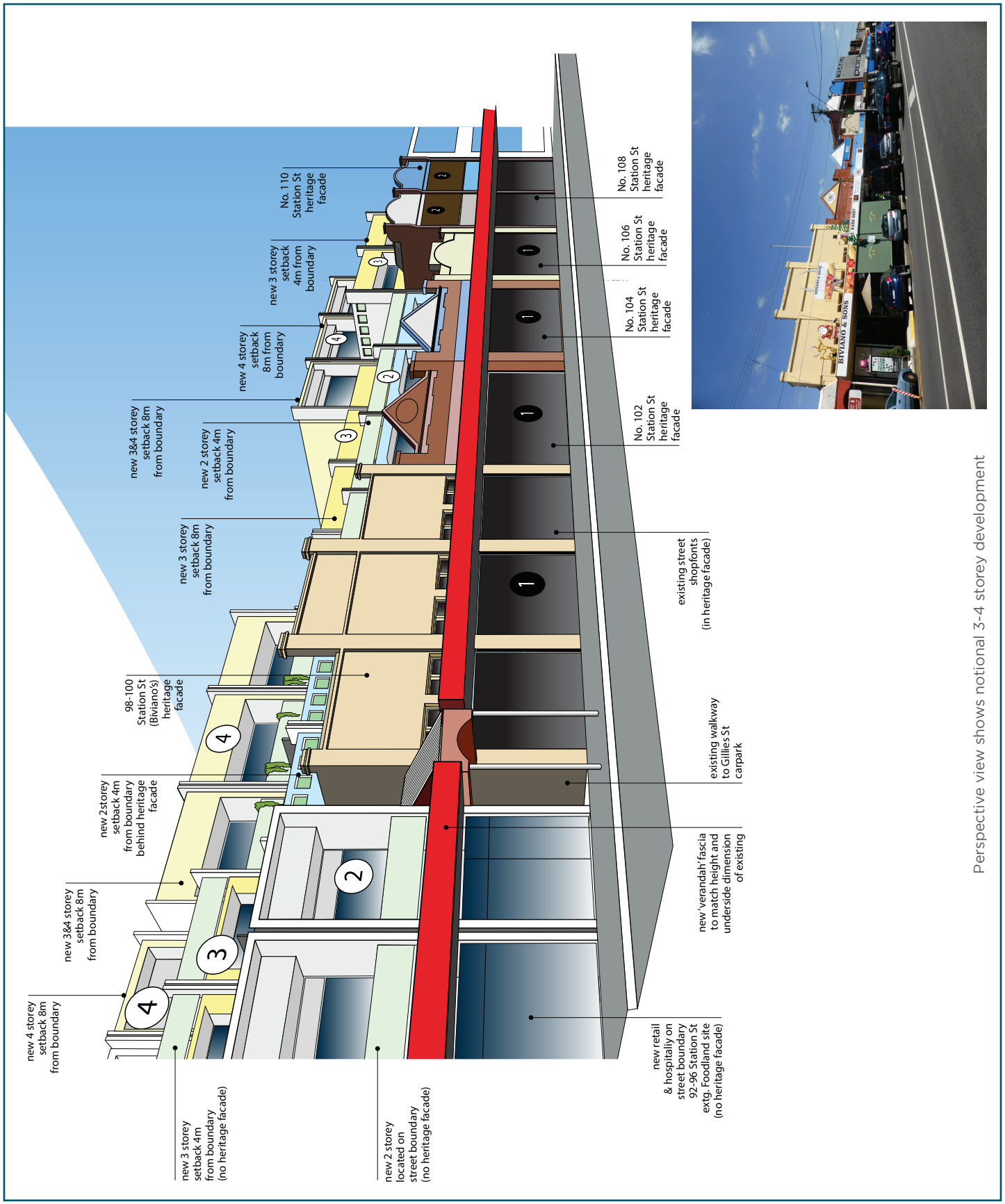


Figure 9 Street wall and setbacks - relationship to street, potential future elevation (buildings shown are in heritage precinct)

5.4 Side Setbacks

Side setbacks to upper levels address amenity considerations both internal to the site and to any sensitive adjoining residential properties.

Objectives

- To provide adequate solar access, daylight and ventilation to new buildings.
- To provide a transition in form and scale from lots in the Commercial 1 Zone to adjoining residential lots with immediate side boundary abuttal.

Standards

- Side setbacks are generally not required in mid-block developments where the sites to either side can be built to similar scale.
- Side setbacks may be used to accommodate mid-block light wells to provide solar access, daylight and ventilation to buildings, as illustrated in Figure 10. The minimum width of a lightwell at any point should be 1.5 metres clear to the sky.
- Mid-block light wells should have a usable courtyard at the base, and gradually widen at upper levels to provide sufficient light and ventilation.
- Side setbacks should not be relied upon to provide the primary outlook for a dwelling in a mid-block development. The primary outlook of dwellings should be to the front and rear site boundaries, with side setbacks providing opportunity for additional daylight access and amenity.
- Where a side boundary abuts a property in a residential zone, a 2 storey (maximum 8.5 metre) wall is generally permissible on the side boundary. The extent of boundary wall and layout must have regard to the location, scale and amenity of adjacent dwellings, particularly the location of secluded private open spaces and proximity of habitable room windows. Upper levels should be set back from the common side boundary as appropriate to address unreasonable visual bulk impacts and if applicable, overshadowing. The number of balconies with views to adjoining properties in a residential zone should be minimised.

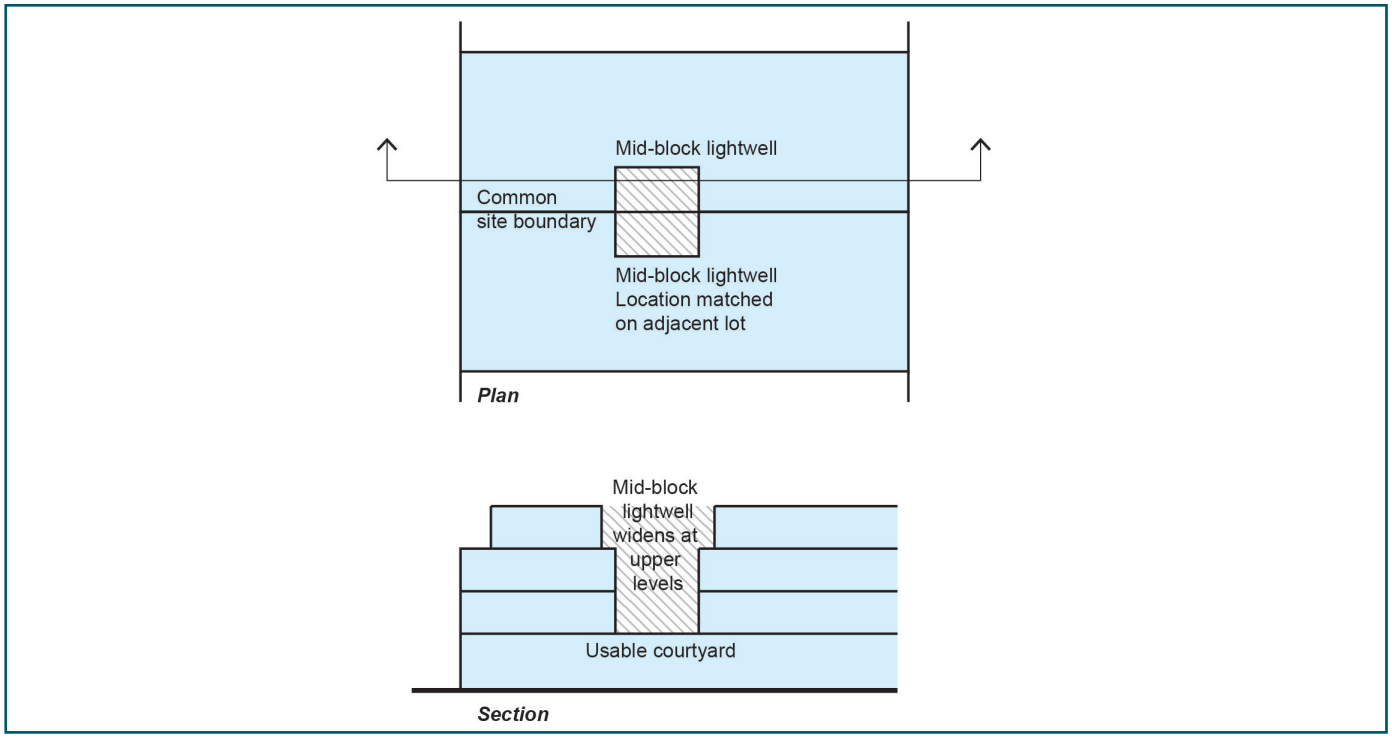


Figure 10 Mid-block lightwell

5.5 Rear setbacks

The amenity of adjoining residential areas should be protected as building forms intensify over time.

Objectives

- To provide a transition in height at the rear of developments in the Commercial 1 Zone to adjoining residential properties.
- To protect adjoining residential properties, in particular private open space, from unreasonable amenity impacts such as overlooking, visual bulk and overshadowing.
- To ensure sufficient space for vehicle access from rear laneway.

Standards

- Set back buildings from residential zoned properties a minimum of 3 metres at the first (ground) and second storeys, and within the 45 degree rear setback envelope thereafter, as shown in Figure 11.
- Where abutting a laneway, the same height and setback applies, but is measured from the boundary of the adjoining residential property.
- Avoid visually unappealing tiered 'wedding cake' profiles if possible by consolidating rear setbacks, as shown in Figure 11.
- Balconies and terraces must not extend outside the rear setback envelope, however balustrades and screens to these spaces can extend vertically outside the envelope by up to 1 metre, provided the space is not enclosed via side walls and/or solid roof fixtures.
- Overlooking should be managed through techniques that provide outlook from the new development but block downward views into secluded private open spaces and habitable rooms, such as:
  - setbacks which use the building edge below to block downward views;
  - fixed elements such as planter boxes (see Figure 12); and/or
  - horizontal louvre screens that blocks view down but allows longer range vistas.

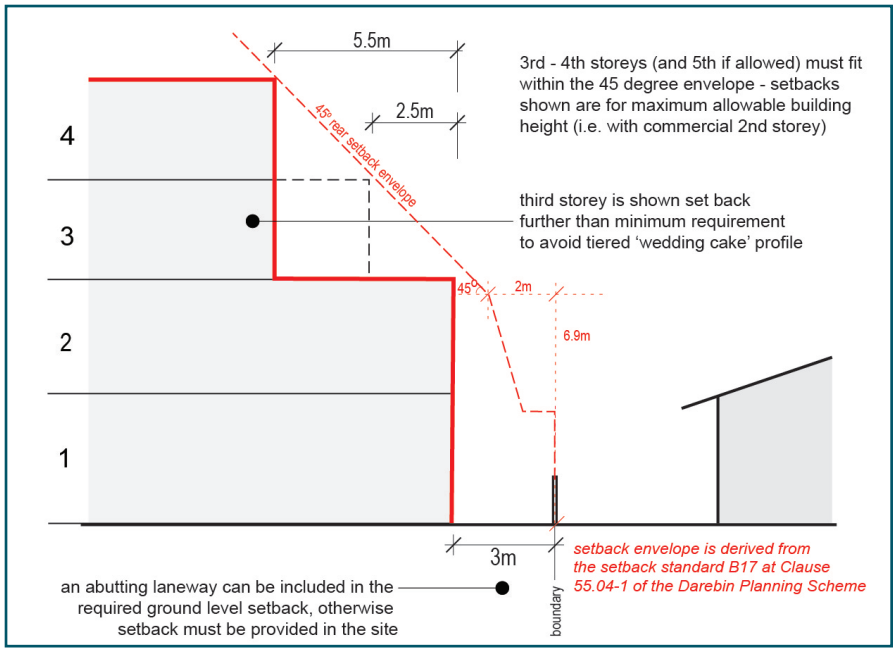


Figure 11 Rear setbacks to residential interface

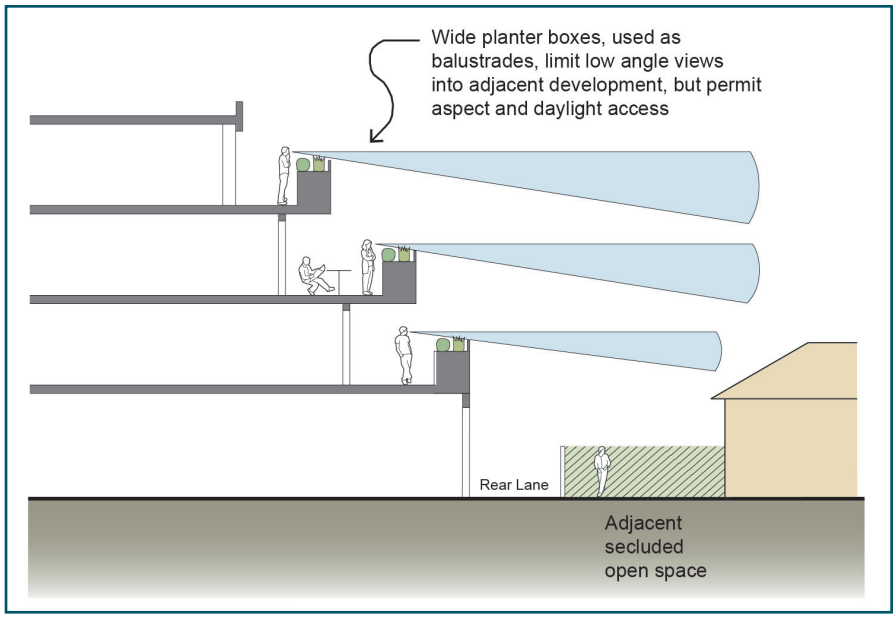


Figure 12 Minimising overlooking

note: diagram shows one method - other techniques may also be appropriate

- Set back buildings at ground level from rear laneway interfaces to allow sufficient vehicle maneuverability.

5.6 Street facade form and detailing

Street facades are the most visible aspect of buildings in the centre. New facades in the street should integrate with existing valued facades, providing a modern interpretation of traditional design and contributing to a safe and comfortable pedestrian experience.

Objectives

- To new ensure development reflects the proportions and features of existing valued street facades.
- To maintain the prominence of the street wall.
- To encourage a degree of complexity in new building forms.
- To provide enhanced pedestrian amenity and street safety through building design.

Standards

- Use similar proportions of solid and transparent building material as used in existing valued street facades, particularly in new street wall elements.
- Maintain the solidity of the street wall by incorporating fenestration with deep reveals, inset balconies and 'framing' elements rather than open, cantilevered or projecting elements.
- Use architectural detailing, materials and colours to distinguish the street wall from development set back above and minimise the 'wedding cake' appearance of progressive upper level setbacks.
- Ensure facades reflect the fine-grained rhythm of the traditional streetscape; on larger sites express typical building widths (approximately 6-8 metres) through the use of symmetrical vertical definition.
- Detail facades and parapets to reflect a balance of vertical and horizontal lines found in the traditional streetscape. Avoid long horizontal building components and visually unbroken expanses of solid, transparent or reflective materials.
- Avoid blank facades on street frontages and side elevations and ensure that buildings on corner sites 'turn the corner' adequately with attention to the composition of both street interfaces.

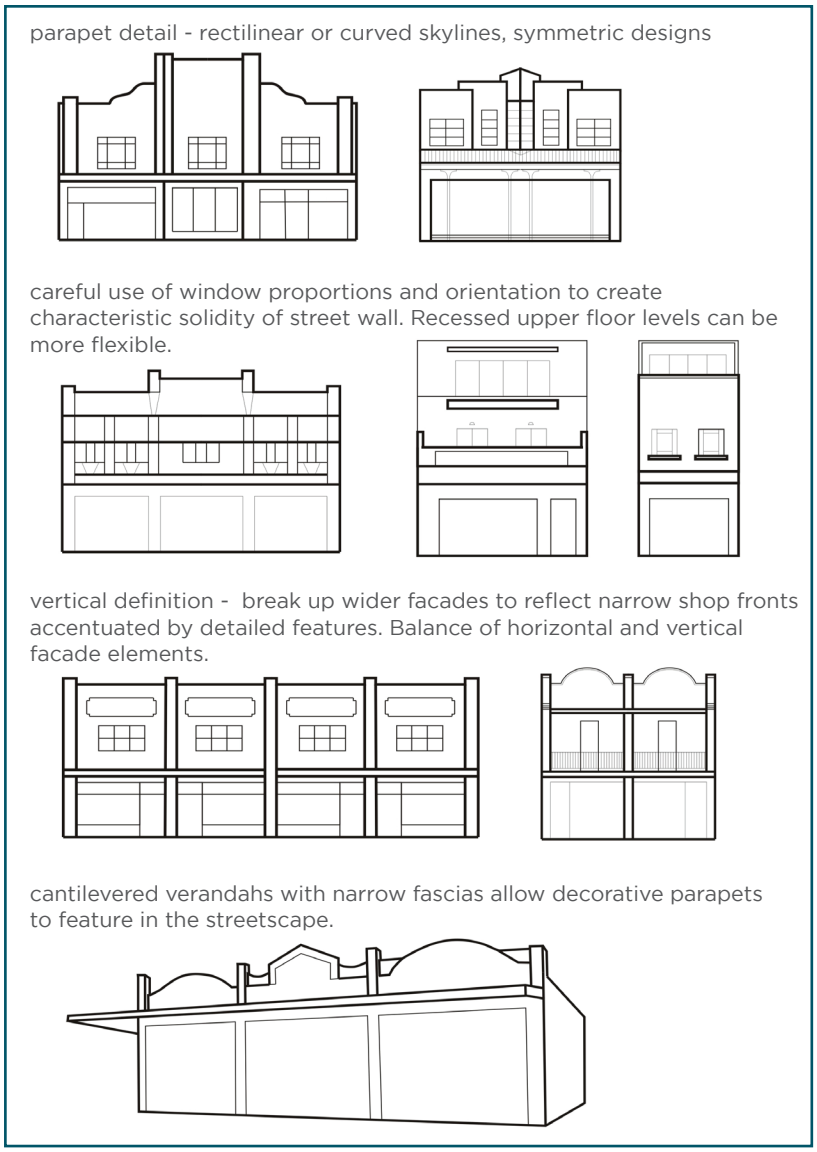


Figure 13 Interpretation of existing forms and features

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- Use articulating elements such as verandahs, balconies, balustrades, sunshading canopies and architectural detailing.
- Use clear glass balustrades behind retained historical street parapets to enclose a terrace space to building regulation height requirements without compromising the design of the parapet.
- In the heritage precinct, consider including a light grey coloured hipped or gabled roof if it will be visible from the public realm (e.g. from across the street).
- Further emphasise a fine-grain frontage by providing modern interpretation of decorative features seen in historic facades.
- Locate advertising signs on or below the fascia of the street canopy.
- Provide a minimum of 65% clear glazing to ground floor frontages to offer views into the building, but avoid floor to ceiling windows. Sill heights to new shop fronts should be a minimum of 500m above the footpath.
- Face windows, entry points and balconies to the street to provide a high level of visibility and passive surveillance. Residential entries must not dominate the frontage of buildings, taking up no more than 2 metres of frontage width.
- Provide cantilevered verandahs and awnings for weather protection; these should, as far as practicable, match the underside height and fascia height of adjoining verandahs.

building exterior

parapet detail

windows

awnings

balconies

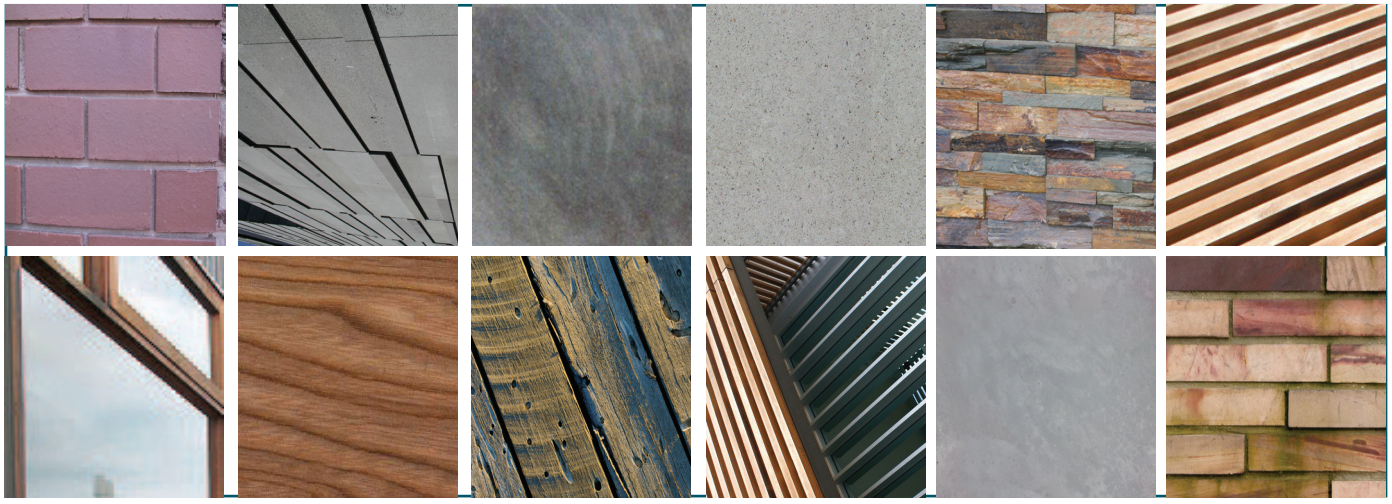
5.8 Materials and finishes

Objectives

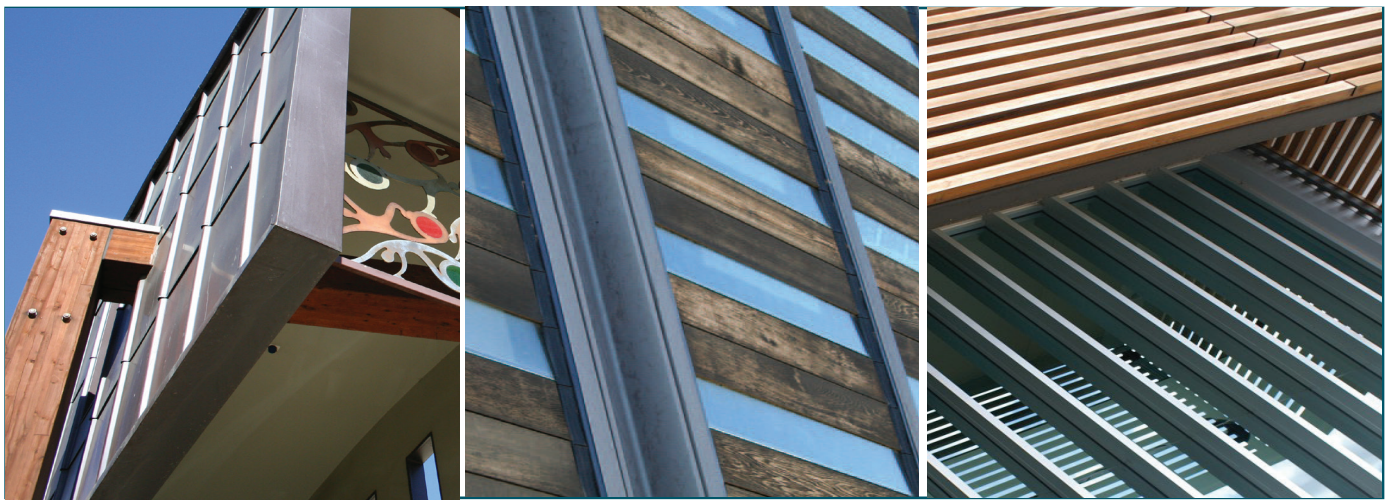
- To maintain and enhance the character of the area through the innovative use of typical materials and finishes.

Standards

- Use durable, traditional materials such as brick, painted brickwork, timber and transparent glass for the main body of the building. Render and metal should be used as a secondary or highlight finishes.
- Materials should be selected to suit their application on the building (for example, street wall or recessed upper levels) and provide an appropriate level of detailing and visual interest.
- Contrasting materials may be used to distinguish between retained street facades and new development above and beyond.
- Highlight building features and enhance building details through the use of materials e.g. metal and timber sun-shading devices and architectural features.



Fairfield Village - typical materials



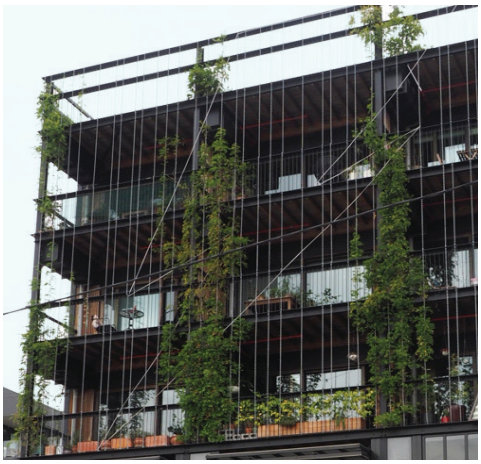
Innovative material use

5.9 Landscaping

Integration of landscaping into commercial site redevelopment will enhance the amenity of new developments and their contribution to the amenity of the centre, and address environmental concerns including stormwater flood risk known to this precinct.

Objectives

- To introduce more greenery into the Fairfield Village centre to enhance its amenity.
- To soften the visual impact of bulkier, taller buildings in the centre.
- To reduce the urban heat island effect of buildings in commercial areas with high site coverage.
- To improve the energy efficiency and internal amenity of new development, including opportunity for food production.
- To reduce stormwater runoff from buildings.



green facade: climbers soften building and provide shade

Standards

- Provide a minimum level of landscaping in all new developments as follows:
  - *development site less than 1000sqm*: planter boxes to balconies and terraces (can also be used to reduce overlooking - refer Figure 12) which may also include climbing plants to create a green facade. Alternatively, provision of a green roof to the development.
  - *development site 1000 sqm and over:* as per requirements for less than 1000sqm, plus provision of roof top landscaping, which may include a green roof, or communal roof top garden area or a combination of both.
- On corner sites, use landscaping features (green facade, green wall or other suitable techniques) on the secondary street facade to enhance visual amenity and thermal efficiency of the building.
- Ensure landscaping features, including selection of plants, are fit for purpose, with consideration to access, cost and overall practicality for upkeep and long term maintenance.*
- Integrate landscaping features as practicable with on-site water sensitive urban design elements, such as water tanks.

green walls

green roof

planter box

** Growing Green Guide: A guide to green roofs, walls and facades in Melbourne and Victoria, Australia, by Department of Environment and Primary Industries 2014* provides a technical guide on the design, construction and maintenance of green roofs, walls and facades

5.9 Car parking and vehicular access

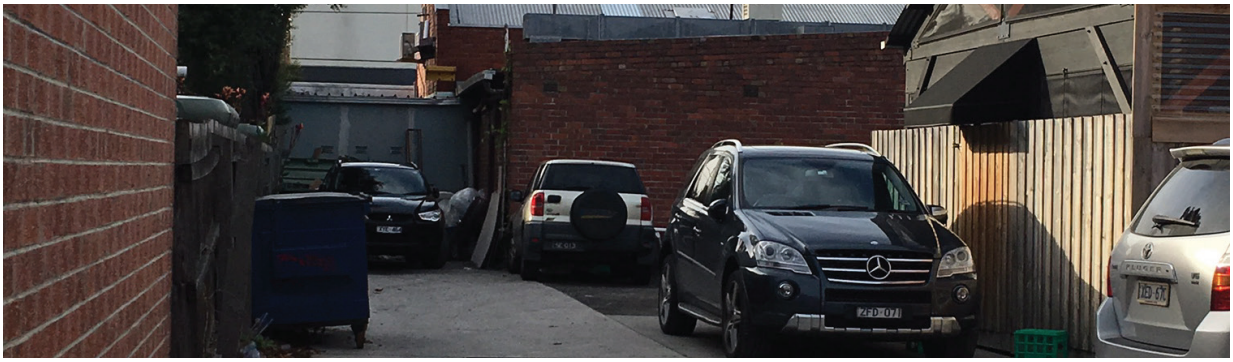
Provision of vehicle access and car parking to site should be balanced against the prioritisation of active building frontages and pedestrian amenity in Station Street, Wingrove Street and Railway Place

Objectives

- To limit the impact of car parking access on the pedestrian environment of Station Street, Railway Place and Wingrove Street.
- To minimise the visibility of car parking from the public realm.

Standards

- Locate car parking access points to the side or rear of sites where possible, utilising a side or rear street, lane or right-of-way.
- Avoid any vehicle access via frontages to Station Street, Railway Place and Wingrove Street within the heritage precinct. In other locations where access to car parking from the street frontage is unavoidable, limit the width of the access point to a maximum of 5.5 metres and no more than a third of the overall site frontage width.
- Conceal vehicle parking areas within buildings and minimise visibility from the public realm.
- On-site car parking quantity, design and access should comply with the standard requirements for car parking in Clause 52.06-8 of the Darebin Planning Scheme.
- Where site conditions do not permit any car parking to be provided on the site (such as a no legal laneway access and no ability to provide access via the street), it must be demonstrated that the likely demand for car parking to be generated by the proposed development will not have an unreasonable adverse impact on the locality. In these situations, Council will consider alternative arrangements such as provision of parking spaces on another site, and initiatives which will reliably achieve a low rate of private vehicle ownership in the development.



6 GLOSSARY

Active frontage
Building facade facing the public realm that facilitates visual and/or social interaction between people outside and people and goods inside, through proximity to the public realm, ground floor windows and doors, rooms behind that are occupied for extended periods of time, and/or activities that spill out onto the footpath (source: Mark Sheppard, Essentials of Urban Design, 2015).

Amenity
The overall quality of the built form impacts on the level of human enjoyment including on-site and off-site and public and private spaces. Other elements of amenity include landscape amenity, level of noise, air quality and sunlight.

Building height
The vertical distance from natural ground level to the roof or parapet at any point (source: Clause 72 Victoria Planning Provisions).

Built form
Building design including height, distance from property lines, awnings, podiums and so forth. Ideally the built form is sensitive to surroundings.

Character (Village Character)
The physical elements of an area (and relationships between them) that contribute to the area's unique identity. Everywhere has a character, but it is often more valued where there are particularly consistent or unusual elements (source: Mark Sheppard, Essentials of Urban Design, 2015).

The prevailing 'Village Character' of Fairfield Village is derived from the relatively low scale buildings, many small shopfronts, and uses that cater to local needs.

Clear to the sky
An unroofed area or area roofed with material that transmits 90% of light (source: Clause 72 Victoria Planning Provisions).

Consistent street edge
A front building line which could be across multiple lots) that forms a consistent edge to the street, avoiding gaps or variations in setbacks.

Development site
The land on which development is proposed. This may be a single lot or several lots together.

Fine-grain frontage
Street edges comprised of narrow frontages with frequent windows and doors that provide many opportunities for discovery, and are often accompanied by finely detailed facades.

Frontage
The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces (source: Clause 72 Victoria Planning Provisions).

Frontage width
The width of the lot frontage at the street edge.

Green roof
A vegetated landscape installed on a roof surface. Vegetation is planted in a growing substrate (a specially designed soil substitution medium) that may range in depth depending on the weight capacity of the building's roof and the aims of the design.*

Green wall
Vegetation that is vertically planted on a wall, comprised of plants grown in supported vertical systems that are generally attached to an internal or external wall, although in some cases can be freestanding.*

Green facade
The growing of climbing plants up and across the facade of a building, either from plants grown in garden beds at its base, or by container planting installed at different levels across the building. A green facade typically features climbing vegetation planted on the ground or in raised planters growing up a trellis structure.*

Light well
Unroofed external space, provided within the volume of a building, to allow light and air to the windows that open to it.

Lot
A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.

Parapet
A low wall or barrier at the edge of a balcony or roof.

Passive surveillance
The potential for people to be informally observed by others in adjoining buildings or passing by on foot, bicycle or in a vehicle. This enhances safety by discouraging criminal and anti-social behaviour. Sometimes referred to as casual or natural surveillance, or 'eyes on the street' (source: Mark Sheppard, Essentials of Urban Design, 2015).

Primary outlook
The view from main living areas of apartments.

Private open space
That part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy.

Public realm
General term referring to an open area or place that is for public use, usually owned and maintained by Council or other Public or Government agency. Examples include streets, footpaths, parks, squares and terraces. Public realm considerations are usually focused on the pedestrian experience.

Setback
The minimum distance from any lot boundary to a building (source: Clause 72 Victoria Planning Provisions).

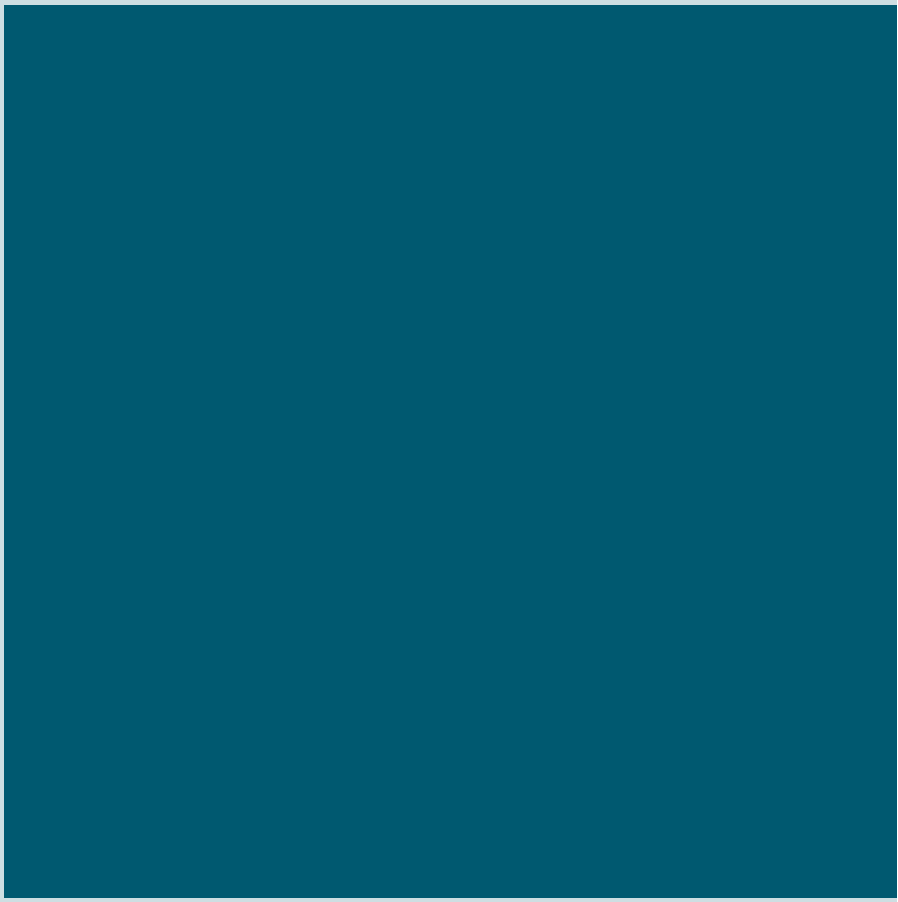
Solar access
The ability of a dwelling to receive sunlight without obstruction from buildings, foliage or other impediments

Streetscape
A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings and marquees, signs, and lighting.

Street facade
Building facades that face the street. Corner sites will have a primary street facade (that is, the front street to which the building faces) and a secondary street facade (in other words, side street).

Street wall
Facades that directly adjoin the street, providing enclosure to public space. They are the most visible element of the street, and their scale and level of detailing greatly impacts on public space.

Valued street facade
A street facade that makes a valued contribution to local character. They provide interest to the street through their form and/or detailing, or because they are located in a cluster of similar forms.

Visual Bulk
The visual impact of development on neighbouring properties and/or the public realm. The visual bulk of a building is influenced by its height and setbacks, and by its existing or desired future character of the area (source: Mark Sheppard, Essentials of Urban Design, 2015).

* source and for more information - Department of Environment and Primary Industries, *Growing Green Guide: A guide to green roofs, walls and facades in Melbourne and Victoria, Australia*, 2014