

### Multi-Unit Development Design Guidelines

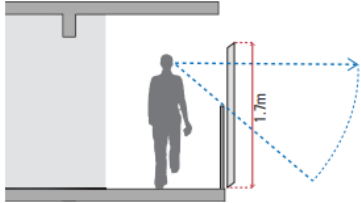
This endorsed Council document is widely adopted for multi-unit development within Residential growth areas. The following is basic assessment against the key relevant design principles sought after for multi developments of this nature

<u>Guideline reference as relevant</u>	<u>Proposal response</u>
<p><u>Setbacks</u></p> <p>1.1 Front setback to comply with Standard B6</p> <p>1.1.2 The front setback should comprise minimum 60 per cent. permeable surfaces in General Residential Zone and maximise permeability in Residential Growth Zone.</p> <p>1.2.2 No walls on boundaries in General Residential Zone is encouraged to promote ground level secluded private open space and maintain space between buildings.</p> <p>1.2.3 A minimum 2 metre setback is encouraged to one side boundary to accommodate landscape and path. Variation (or stagger) of this setback is encouraged to break built form across the elevation.</p>	<p>Does not comply.</p> <p><b>Dwelling 1</b></p> <p><i>Required</i> Front Setback - 9.0 metres</p> <p><i>Proposed</i> Front Setback - 7.0 metres</p> <p><u>Variation</u> - 2.0 metres.</p> <p>A variation is considered appropriate to the setback guideline as while the front setback does not comply with Standard B6, it is considered acceptable in this instance due to:</p> <ul style="list-style-type: none"> <li>• The context of the site being surrounded by dwellings on neighbouring properties that have a variety of setbacks.</li> <li>• The site is in a designated growth area where reduced setbacks are acceptable.</li> <li>• Sufficient landscaping including canopy tree planting would be possible.</li> <li>• The subject site's irregular shape and unique position on the bend of Central Avenue lends itself to appropriately accommodating a reduced setback.</li> </ul> <p>The front setback of the site provides a minimum 60 percent permeable surfaces.</p> <p>Walls on boundaries have been avoided due to the slope of the site. This promotes ground level secluded private open space and maintains separations between buildings.</p> <p>A minimum 2 metre setback has been provided to the northern boundary to accommodate landscape and driveway. Furthermore, Dwellings are setback from the southern boundary between 1.2 metres</p>

	and 2.71 metres to break built form across the elevation as recommended.
<p><u>Garden Area Site Coverage and Permeability</u></p> <p>1.3.2 Developments in General Residential Zone which achieve greater permeability than 30 per cent. are highly encouraged.</p> <p>1.3.4 Buildings coverage in General Residential Zone should not exceed 50 per cent.</p>	Complies.
<p><u>Orientation</u></p> <p>1.4.1 An asymmetrical facade design response is encouraged at street frontage.</p> <p>1.4.2 For dwellings positioned to the street frontage, locate habitable rooms (e.g. bedrooms, living areas) to the street at all levels to provide outlook.</p> <p>1.4.6 On north-south oriented lots, ensure private open space is positioned to benefit from northern solar aspect.</p>	<p>Complies.</p> <p>Only dwelling one fronts the street. Air conditioning units will not be visible from the street frontage. Bedroom one and the living area are located fronting the street to provide outlook.</p> <p>Subject site does not have a north/south axis orientation.</p>
<p><u>Building Height</u></p> <p>2.1.1 The maximum building height must accord with the relevant Zone and/or Overlay provision applied to the land.</p>	<p>Complies.</p> <p>Building height accords with the Zone and overlay. See relevant sections of the report.</p>
<p><u>Building Massing</u></p> <p>2.2.1 Recessed upper levels are encouraged, however where ground floor setbacks to side boundaries exceed minimum requirements, sheer 2 storey forms may be acceptable (subject to facade design)</p>	Complies.
<p><u>Roof Form</u></p> <p>2.3.2 Skillion/angled roof forms are encouraged in front to back attached townhouse developments to minimise visual bulk from side boundaries.</p> <p>2.3.4 Where pitched roofs are commonly found in the streetscape,</p>	Complies.

<p>ensure the angle of the proposed roof generally reflects existing forms.</p>	
<p><u>Materials and Finishes</u></p> <p>2.4.2 Utilise materials to enhance the vertical proportions of the development particularly to side elevations</p> <p>2.4.3 Utilise materials and colours which complement existing dwellings in the street.</p> <p>2.4.4 Consider materials which exhibit depth, texture and fine grain details including (but not limited to) brick, stone, weatherboard, vertical timber cladding, powdercoated seam cladding, and precast concrete.</p>	<p>Complies.</p>
<p><u>Street Fence</u></p> <p>2.5.3 Where sites are positioned along a main road, medium height fences (1.2 to 1.6 metres) are acceptable, provided they are 75 per cent transparent and offer a layered landscape response behind.</p>	<p>None proposed.</p>
<p><u>Landscaping</u></p> <p>3.1.3 For lots &lt;20m in width one large tree or two medium trees are to be incorporated into the front setback (where no trees are currently found or retained in the front setback).</p> <p>3.2.2 Ensure planting species are drought tolerant and low maintenance to ensure longevity and climate resilience.</p> <p>3.2.3 A native planting palette is highly encouraged, in accordance with the Yarra Ranges Landscape Design Guidelines. Where an exotic landscape character is present along the streetscape, a mixed native and exotic palette is accepted.</p>	<p>Complies.</p>

<p><u>Access and parking</u>            4.1.1 Lots less than 20 metres wide should comprise a maximum of one crossover (no greater than 3 metres wide) to maintain pedestrian safety along footpaths.</p> <p>4.1.4 Dwellings with a primary frontage to the street should comprise separated pedestrian path to the front door.</p>	<p>Complies.</p>
<p><u>Carparking</u>            4.2.3 Where possible, position garages behind the street frontage. Where garages or carports are positioned to the street frontage, site behind the dwelling façade to a minimum of 1 metre.</p> <p>4.2.5 Seek to separate garages with doorways and windows to avoid a monotonous 'garagescape' along the common driveway</p>	<p>Complies.</p>
<p><u>Private open space</u>            5.1.2 Private open space should be carefully sited to achieve solar access            5.1.4 Private open space should incorporate areas for passive recreation (for sitting and entertaining) as well as areas for functional domestic uses such as clothesline and bin storage.</p>	<p>Complies.</p>
<p><u>Screening and privacy</u>            5.3.5 Where privacy screening to balconies is required, consider the following alternative materials and measures:</p> <ul style="list-style-type: none"> <li>▪ Projecting shelf.</li> <li>▪ Planter box incorporated into balustrade.</li> <li>▪ Angled battens to 1.7 metres high.</li> </ul> <p>Include a variety of screening methods (where required) to maximise internal amenity).</p>	<p>Complies.</p>

 <p><i>angled battens/ fixed louvres</i></p>	
<p><u>Services</u></p> <p>5.3.1 Air-conditioning units and bin storage should be carefully positioned as to not be visible from the street frontage and adjoining secluded private open space.</p> <p>5.3.2 External services equipment should be integrated sensitively into front setbacks utilising landscape or other screening methods. Consolidation and integration of services with mailboxes is encouraged.</p> <p>5.3.3 Bin storage should be located to the rear of dwellings or within garages, accessible via gated path or through garage to the street frontage</p>	<p>Complies.</p> <p>Only dwelling one fronts the street. Air conditioning units will not be visible from the street frontage.</p> <p>Sufficient space is available for the provision of services and will be positioned sensitively.</p> <p>Mailboxes locations are indicated along the front boundary and ample space is available for the private storage of bins within the garages or rear yards of each dwelling.</p>