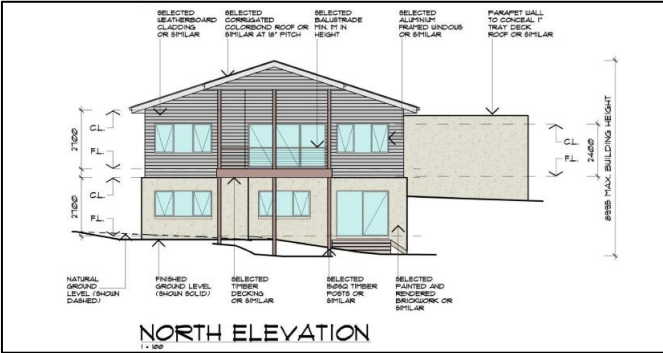



Guideline	Assessment Response
1. SITE PLANNING	
<p>1.1 FRONT SETBACK</p> <p>The front setback should comprise minimum 60% permeable surfaces in GRZ and 70% permeable surfaces in NRZ.</p>	<p>Development layout allows for 80% of site to be permeable.</p> <p>The site frontage is 44 metres wide. Dwellings are setback a minimum 8.0 metres from front title boundary, allowing for new planting and lawn to contribute to greenery landscape.</p> <p><i>Meets design objective</i></p>
<p>1.2 SIDE & REAR* SETBACKS</p> <p>Within the NRZ a minimum 4m rear setback is encouraged where adjacent to useable open space on an adjoining lot to maintain the 'backyardscape' accommodating private open space and large canopy vegetation.</p> <p>1.2.3 All boundaries (where no walls on boundaries are proposed) should comprise a permeable garden 'belt' to a minimum width of 1m.</p>	<p>Minimum setback is 5.0 metres.</p> <p>Development layout has the capability of introducing new planting and canopy trees for each lot.</p> <p>No walls on boundary proposed.</p> <p><i>Meets design objective</i></p>
<p>1.3 GARDEN AREA, SITE COVERAGE & PERMEABILITY</p> <p>1.3.1 The majority of residential lots in Yarra Ranges require a mandatory minimum 35% garden area (for lots exceeding 650m²). Ensure new development seeks to distribute Garden Area across the site.</p> <p>1.3.3 Developments in NRZ should seek to achieve a minimum 40% permeability and maximum 40% site coverage.</p>	<p>Development exceeds garden area by supplying 81.43% (above the mandatory 35%)</p> <p>Development layout allows for 81.43% of site to be permeable.</p> <p>Development layout allows for 12.66% of site coverage</p> <p><i>Meets design objective</i></p>
<p>1.4 ORIENTATION</p> <p>1.4.1 Maximise the number of dwellings to the street frontage and rear (4m setback) to achieve better street activation and outlook to landscape on site.</p> <p>1.4.2 For dwellings to the street frontage, position habitable rooms (e.g. bedrooms, living areas) to the street at ground level to provide outlook and passive surveillance.</p> <p>1.4.3 For dwellings behind the street frontage, position habitable room windows to the common driveway to allow for passive surveillance and outlook.</p>	<p>All dwellings face inward to an internal driveway. However, there both habitable and non-habitable windows facing the street to provide positive interface to streetscape.</p> <p>The subject site is not part of a continuous streetscape, rather the land sits on its own, connecting to no adjoining properties and does not facing an established dwelling streetscape. the subject site is effectively isolated from established streetscape.</p> <p>Concessions for not orientating the front dwellings towards the front boundary are acceptable for reasons specified above.</p> <p>Habitable room windows face into the common driveway to allow for passive surveillance and outlook.</p>

<p>1.4.4 On east-west aligned lots, position private open spaces and living areas at the ground floor and to the north (where appropriate).</p>	<p>The subject site has an east-west alignment. The development layout affords all dwellings a north aspect private open space.</p> <p><i>Meets design objective</i></p>
<p>1.5 SLOPE MANAGEMENT</p> <p>1.5.1 Excessive cut and fill to accommodate multiple dwellings is discouraged.</p> <p>1.5.2 Maximise the area of private open space at the same level accessible from ground floor living areas.</p> <p>1.5.3 Retaining walls should not exceed 1m in height. Where significant cut cannot be avoided, consider landscape terracing which aim to screen surfaces and provide amenity.</p> <p>1.5.4 Split level dwellings should closely align to the slope of the site to ensure floor levels match those on neighbouring sites.</p>	<p>Dwellings are effectively designed to accommodate the slope with minimal site cut.</p> <p>Retaining walls are kept to minimum and well setback from title boundary enabling landscape terracing to occur to soften appearance.</p> <p>Dwelling 2 and 4 are designed with split level arrangement. This is a clear design response technique to minimise excessive site cuts and work with the land's natural ground levels.</p> <p><i>Meets design objective</i></p>
<p>2. BUILDING PROFILE & PRESENTATION</p>	
<p>2.1 BUILDING HEIGHT</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>2.1.2 The height of new dwellings should have regard to the height of tree canopy in the background when viewed from the streetscape.</p> <p>2.1.3 In the NRZ single storey dwellings to the rear of lots are encouraged.</p> <p>2.1.4 In the GRZ single storey dwellings to the rear of lots are encouraged where abutting the NRZ.</p> <p>2.1.5 Double storey dwellings in predominately single storey streets are acceptable where they have generous side and rear setbacks</p>	<p>Dwelling 4 has the maximum bulding height of 8.9 metres</p>  <p>The development layout provides generous side and rear setbacks. Whilst Dwelling 4 is located to the rear, the dwelling has varied setbacks for 3.8 – 7.1 metres. These setbacks are generous in nature, allowing space between adjoining rear property and maintain the neighbourhood spacious character.</p> <p>The development is a mix of single and double storey dwellings, with single storey built form presented along the main public realm streetscape for this site, that is Seymour Street.</p> <p><i>Meets design objective</i></p>
<p>2.2 BUILDING MASSING</p>	<p>The development layout affords no walls on boundaries.</p>

<p>2.2.1 All walls should be setback from boundaries in the NRZ (other than garages) to maintain space between dwellings and views to landscape from the streetscape.</p> <p>2.2.4 Apply a minor 'stagger' to attached dwellings to break the extent of the form when viewed from side boundaries.</p> <p>2.2.5 The width of 2 storey 'unbroken' wall visible from side and rear boundaries should be minimised. Upper levels should adopt a break or rebate to reduce the perception of visual bulk.</p> <p>2.2.6 Dwellings (where not adjoining) should achieve a setback between the neighbouring dwelling on site to provide a visual break between buildings from side interfaces and accommodate new large trees.</p>	<p>All dwellings are generously spaced apart with no party walls (that is walls shared between two dwellings).</p> <p>Building bulk and massing is minimised by the extent of built form proposed vs the proposed lot sizes. There is sense of spacious across the entire proposed site and spacious relationship with adjoining property to the east.</p> <p>The site has sufficient room to include additional trees to the site. New planting of trees is achieved by a recommending permit condition.</p> <p><i>Meets design objective</i></p>
<p>2.3 ROOF FORM</p> <p>2.3.1 Where roof forms are a consistent character element in the street, new roof forms should adopt a similar profile.</p> <p>2.3.2 Skillion or butterfly roof forms are acceptable where pitched roofs are commonly found, ensuring the angle of the proposed roof generally reflects existing forms.</p>	<p>The dwellings are designed to have pitched varied angled roof forms, which integrates well the surrounding pitched roof forms adopted by other properties.</p> <p>Hipped and Skillion roof forms are used.</p> <p><i>Meets design objective</i></p>
<p>2.4 MATERIALS AND FINISHES</p>	
<p>2.4.1 Utilise materials and colours which complement existing dwellings in the street.</p> <p>2.4.2 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>2.4.3 Utilise materials which are high quality and resilient to ensure longevity of new buildings.</p> <p>2.4.4 Materials which offer sustainable properties or are locally sourced are highly encouraged.</p>	<p>Dwellings adopt brick and weatherboard cladding for exterior walls, and metal sheeting for the roofs. There is a good alternation of materials across facades to add visual interest and emphasis the buildings articulation forms.</p> <p>Materials are commonplace with new developments and are considered high quality and resilient.</p> <p>Colours palette is muted toned. Materials are non-reflective. These attributes are responsive to the site's urban bushland environment setting.</p>

	<p>COLOURS & FINISHES</p> <p><i>Meets design objective</i></p>
<p>2.5 STREET FENCE 2.5.1 New developments should only adopt front fences (maximum 1.2m high) where they are currently found in the streetscape.</p> <p>2.5.3 Where sites are positioned along a main road, medium height fences (1.2-1.6m) are acceptable, provided they are 75% transparent and offer a layered landscape response behind. Examples of medium height fencing can include, Powder coated vertical aluminium battens, Vertical timber battens or Brick incorporated as features or pillars.</p> <p>2.5.4 A narrow landscape belt (minimum 300mm) in front of a fence 1.6m or greater is encouraged.</p>	<p>No new street fence is proposed. Existing chain wire and post and wire fences will be re-utilised.</p> <p><i>Meets design objective</i></p>
<p>3. LANDSCAPE & VEGETATION</p>	
<p>3.1 TREES 3.1.1 Retain existing mature canopy vegetation, particularly where found in front or rear of lots. 3.1.2 Retention of both exotic and native mature vegetation, including trees and shrubs is encouraged.</p> <p>3.1.3 For lots 20m in width 2 large trees or 3 medium trees are to be incorporated into the front setback (where no trees are currently found or retained in the front setback).</p> <p>3.1.5 A minimum of 1 medium height tree for every dwelling is to be accommodated within each private open space to provide shade and green outlook.</p>	<p>See main report about landscaping. Recommend planting on 8 new trees on site.</p> <p><i>Meets design objective subject to condition</i></p>
<p>4. ACCESS & PARKING</p>	
<p>4.1 CROSSOVERS AND DRIVEWAYS 4.1.1 Lots less than 20m wide should comprise a maximum of 1 crossover (no greater than 3m wide) to maintain pedestrian safety along footpaths.</p>	<p>Garages face inward to common driveway. Common driveway will have 3.5 metre internal width.</p> <p>Existing crossover located centrally along front frontage will be re-utilised.</p> <p>Only one crossover sought for this proposal.</p>

<p>4.1.2 Crossovers must be positioned to avoid reduction of on-street parking, street trees or large areas of nature strip.</p> <p>4.1.6 Ensure driveways comply with Clause 52.06-9 (Car Parking) and are a minimum 3m wide and have an internal radius of at least 4 metres at changes of direction.</p>	<p><i>Meets design objective</i></p>
<p>5. AMENITY & EQUITABILITY</p>	
<p>5.1 PRIVATE OPEN SPACE</p> <p>5.1.1 Private open space should be located at the ground floor with a minimum 'usable' dimension of 3m plus a minimum 1m wide landscape buffer to any site boundary or internal fenceline.</p> <p>5.1.2 Private open space should be carefully sited to achieve solar access from the north.</p>	<p>All dwellings have their main private recreational spaces at the ground floor level, with a north aspect. Main private recreational spaces are sized and dimensioned to well exceed minimum standards outlined in Clause 55.</p> <p><i>Meets design objective</i></p>
<p>5.2 SCREENING & PRIVACY</p> <p>5.2.1 Where privacy screening to balconies is required, consider the following alternative materials and measures:</p> <ul style="list-style-type: none"> ▪ Projecting shelf. ▪ Planter box incorporated into balustrade. ▪ Angled battens to 1.7m high. 	<p>No adjoining lots are impacted by overlooking from this dwelling proposal.</p>  <p><i>Meets design objective subject to condition</i></p>