

URBIS

375 SWANSEA ROAD, LILYDALE

Town Planning Report

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EXECUTIVE SUMMARY

This report has been prepared on behalf of Lilydale Services Pty Ltd ('Permit Applicant') in support of a planning permit application for the development of the land for a residential village at No. 375 Swansea Road, Lilydale ('the subject site').

The subject site is located on the western side of Swansea Road, within close proximity to the Lilydale Major Activity Centre. The site's attributes lend themselves to an affordable retirement living use, which will respond to the need to accommodate Australia's growing ageing population, noting that 25% of the population to be aged over 65 by 2050. The proposed residential village is to cater for the over 55 residential market to ensure existing residents in Lilydale can "downsize" to a new dwelling, realise a more affordable housing option and maintain their lifestyle within the existing local area. The demand for over 55 living within the Shire of Ranges is increasing as highlighted by Council's policy supporting the provision of housing for older residents within Lilydale.

The proposed development triggers the following planning permit requirements:

- **Clause 35.03-2** – to use the land for a 'residential village' in the Rural Living Zone.
- **Clause 35.03-04** – to construct a building or construct or carry out works for a use in Section 2 of Clause 35.03-2.
- **Clause 44.04-1** – to construct a building or construct or carry out works on land affected by the Land Subject to Inundation Overlay.
- **Clause 52.29** – to create and alter access to a Transport Zone 2.
- **Clause 52.17-1** - to remove, destroy or lop native vegetation, including dead native vegetation.

The proposal is found to respond appropriately to the Planning Policy Framework, which seeks to intensify built form, build on the character of the area, and provide a high-quality design response for the site. In particular:

- The proposed development closely aligns with planning policy at both state and local levels for a 'residential village' (over 55) in the proposed location.
- The proposal positively responds to strategic planning objectives that encourage provision of affordable housing options to accommodate Victoria's ageing population within established suburbs that feature good access to community and commercial facilities.
- The opportunity afforded by the subject site for a residential village due to the large site area, and its location in proximity to the Lilydale Activity Centre, is appropriately responded to by the proposal.
- The proposal will provide a high level of internal amenity for future residents.
- The proposed layout and siting of buildings on site responds to the constraints of the site does not create any unreasonable amenity impacts to surrounding properties.
- The proposed use and low density housing provision is consistent with the intent of the RLZ, which seeks to ensure that development respects the natural environment.
- The development features landscaping to all setbacks, contributing to on-site amenity and facilitating integration with the surrounding neighbourhood and landscaped character of the area.

APPLICATION MATERIAL

This report should be read in conjunction with the following:

- Certificate of Title
- Architectural Drawings prepared by Mondo Architects
- Landscape Concept Plan prepared by Urbis
- Transport Impact Assessment prepared by Stantec
- Biodiversity Assessment prepared by Ecology & Heritage Partners
- Sustainability Management Plan prepared by ADP
- Servicing Report prepared by Dalton Consulting Engineers
- Arboricultural Assessment Report prepared by Tree Logic
- Stormwater Management Plan prepared by Water Technology

Collectively, these reports and documents confirm the suitability of the development from a social, economic, built form, environmental and amenity perspective.

1. SUBJECT SITE CONTEXT

1.1. SUBJECT SITE

No. 375 Swansea Road, Lilydale is located to the west of Swansea Road, approximately 1.5 kilometres from the Lilydale town centre. The subject site is irregular in shape and comprises a frontage to Swansea Road of 264 metres, a depth of 220 metres and total site area of 47,259 square metres.

The subject site is currently vacant of any development. Sporadic vegetation is present throughout the site, with native vegetation limited to the western boundary and the majority of groundcover comprised of exotic species including noxious weed (Blackberry). A further assessment of biodiversity on site is provided via the attached Biodiversity Assessment prepared by Ecology & Heritage Partners.

The subject site features a topographical incline of approximately 6 metres from the western boundary. Vehicular access is currently afforded to the site via an access point to the north-western corner of the site, connected to Swansea Road via a crossover to the north of the site boundary.

Figure 1 – Aerial view of No. 375 Swansea Road, Lilydale



 Subject Site

Figure 2 Photos of existing site conditions



Picture 1 Felled tree on site



Picture 2 Exotic grasses and weeds present (Blackberry)



Picture 3 Meadow area of the site looking east

1.2. INTERFACES

The immediate interfaces of the site can be described as follows:

North The site abuts Akarana Road to the north, a local access road approximately 6 metres in width which provides private access to the subject site. The road joins a pedestrian footbridge and pathway providing connection to Bellbird Drive and the residential properties over the Olinda Creek.

The Bellbird Park open space reserve is located over the road reserve and comprises public open space and a public car parking lot providing access to the Lilydale Lake track. Further to the north, the reserve comprises public infrastructure including a playground and the Lilydale Lake Community Centre.



Picture 4 – Northern Interface to Bellbird Park



Picture 5 – Northern Interface to Akarna Road

West Immediately to the west, the subject site abuts Olinda Creek, a major tributary to the Yarra River. This eastern interface is vegetated with various large trees and shrubs.

Bellbird Drive is located over Olinda Creek, a local access road comprising a single lane of traffic in each direction and a pedestrian footpath adjacent to Olinda Creek. No formal parking is located on Bellbird Drive.

Multiple properties are located over the road reserve, comprising Nos. 33-47 Bellbird Drive. All properties are situated on large lots with setbacks to Bellbird Drive of between 13 to 22 metres. All properties contain generous landscaping and some significant trees are located along this interface.



Picture 6 – Western interface to Olinda Creek

South No. 363 Swansea Road is located to the south of the site, comprising three large school buildings associated with the Glenvale School and a centrally located parking area. The large portion of the site immediately abutting the subject site is currently vacant. Short Street is located further to the south, providing vehicular access to this site.



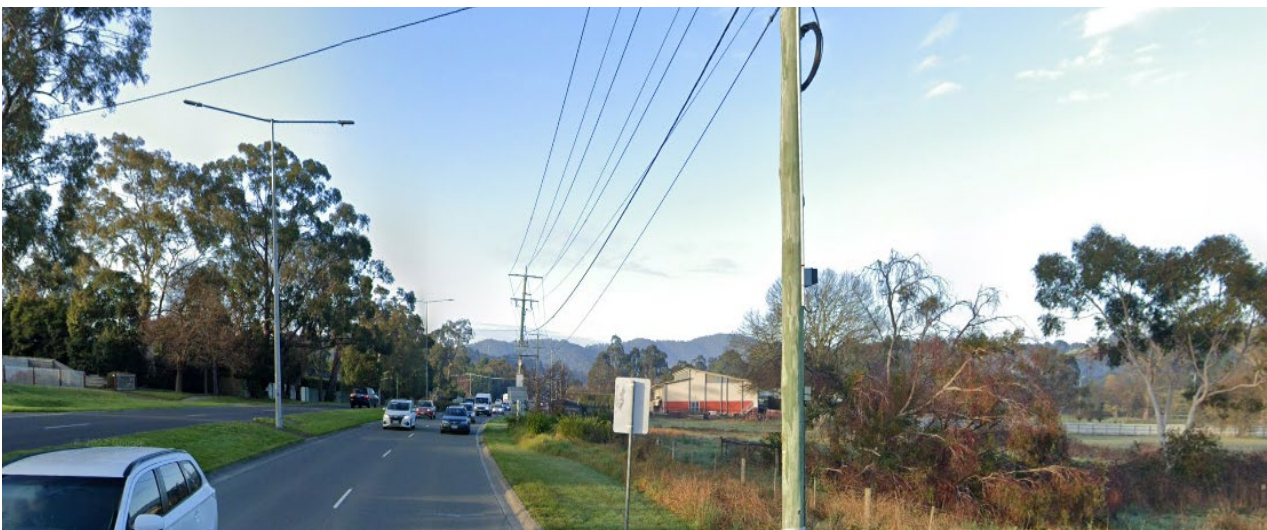
Picture 7 – Southern Interface to No.363 Swansea Road



Picture 8 – Existing buildings at No.363 Swansea Road

East Immediately to the east, the subject site abuts Swansea Road, a major arterial road comprising two lanes of traffic in each direction, separated by a median strip.

Over the road reserve, the site has interfaces to multiple residential properties comprising Nos. 376 to 298 Swansea Road. These properties comprise one and two-storey detached dwelling developments, with minimum setbacks of 13 metres to Swansea Road. Properties to this interface contain various levels of landscaping within the front setbacks and varying front fence heights. Access to these properties is afforded via individual crossovers to Swansea Road.



Picture 9 – Eastern interface to Swansea Road looking south

1.3. WIDER AREA

The wider site surrounds feature a mixed typology of built forms and features. Built form in the vicinity of the site generally comprises single or double storey detached dwellings on large lots.

Figure 3 – Examples of built in the surrounding area.



Picture 10 No. 390 and No. 392 Swansea Road, Lilydale east of the site



Picture 11 Dwellings along Bellbird Drive approximately 70 metres west of the site. Vegetated screening is present looking eastward

The subject site is located within close proximity to a variety of amenities and services including public transport, recreation and community facilities. These include:

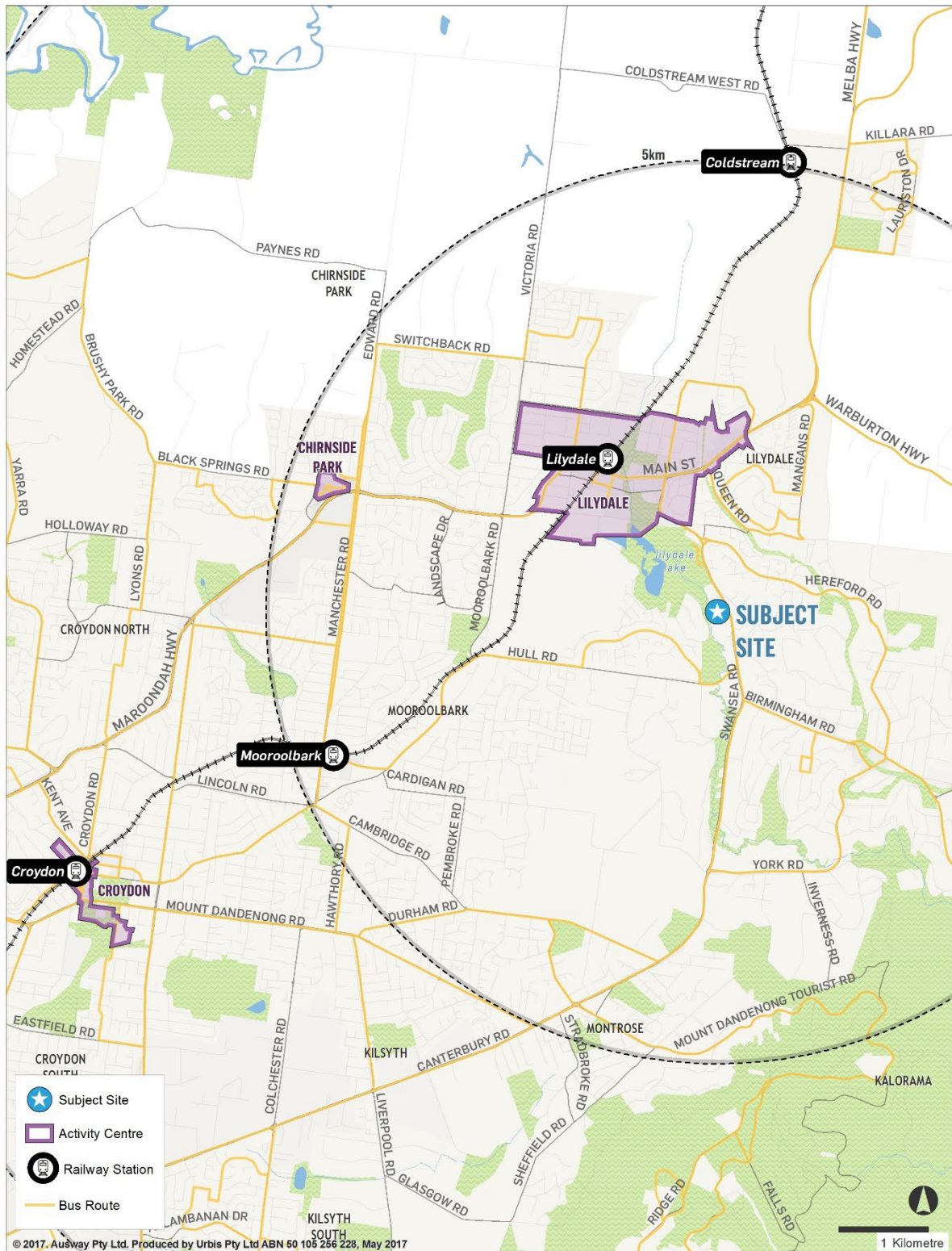
- Lilydale Lake Community Room (approximately 850 metres north)
- Lilydale Activity Centre (approximately 1.8 kilometres north)
- Lilydale Marketplace (approximately 2.4 kilometres north-west)
- Public open space at Bellbird Park (to the immediate north)
- Bus Route 663 traversing Swansea Road, providing connection between Belgrave and Lilydale (approximately 50 metres east)
- Bus Route 663 traversing Swansea Road, providing connection between Lilydale and Mooroolbark (approximately 50 metres east)
- Lilydale Railway Station, providing connections on the Lilydale line between Melbourne CBD and Lilydale (approximately 2.4 kilometres north)

Figure 4 – Site Context Map



375 SWANSEA ROAD, LILYDALE SITE LOCATION

Figure 5 – Regional Context Map



URBIS **375 SWANSEA RD, LILYDALE**
SITE LOCATION

2. PROPOSAL

On the basis of the provisions of the Rural Living Zone, it is proposed to undertake the development of the land for a residential village via a 'Land lease' model incorporating 50 retirement living dwellings and associated ancillary buildings.

The proposed residential village will comprise:

- 50 retirement living dwellings (over 55s), comprising either two or three bedroom dwellings
- Club house, comprising communal facilities including a swimming pool, gym and lounge.

2.1. LAND USE AND LAND LEASE MODEL

The residential village is proposed as part of a 'Land lease' model. The model allows future residents to lease a portion of the land under a Residential Site Agreement and purchase the dwelling. The site agreement is governed under Part 4A of the Residential Tenancies Act. This provides an affordable housing option for various groups of people, including those looking to 'down-size' or near retirement, a key component of planning policy to provide affording, diverse housing options. Further the Land lease model provides onsite amenities, facilities, and an on-site management team to oversee operations.

The proposal would be operated by Vital Communities, below is an extract illustrating the benefits of the model:

- *"Land lease communities offer residents a sense of connection, resort-like amenities and a way of life that is relaxed, enjoyable and social.*
- *The growing popularity of land lease communities is due to their enduring cost effectiveness and resort-like amenities. At the same time dramatic improvements in the quality of homes has resulted in more attractive, well designed and contemporary housing options.*
- *As housing prices continue to rise many retirees are looking for alternatives to taking on large mortgages or having to deplete their savings in order to buy a traditional home and land.*
- *A combination of factors means that land lease communities offer prospective home owners compelling savings on their housing. With a land lease community you do not purchase the land on which your house is located. This means the entry price is much lower because you are not buying the land.*
- *Under the land lease model you lease the land by paying a site fee of \$190–\$240 per week to the community operator. Home owners are protected by the residential tenancies act. A long, 90 year lease provides security of tenure. Homeowners can release equity upon the sale of their old home to move into a land lease community. In most cases home owners will have surplus equity from the home sale and this allows for better lifestyle choices and healthier, happier residents who can enjoy their retirement."*
- *Two and three bedroom home accommodation will offer a range of affordability options and create a diverse social group within the community. Finding affordable homes for single older people is rare. There will also be homes with double garages and good sized yards for those wanting more independent lifestyle*

2.1.1. Planning Mechanism for Land Use

It is proposed that any planning permit issued for the proposed use would include a requirement for a Section 173 Agreement that limits occupants of the land to be retirees over 55. The below is proposed wording for a Section 173 agreement condition to facilitate this outcome:

'Prior to the commencement of the development, the land owner must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 with the Responsible Authority to provide for:

- *A restriction preventing the occupation of dwellings on the subject land by persons other than persons who are over the age of 55 or the spouse or widow/widower of a person over the age of 55 who is/was also a resident of the development.'*

It is also noted that Covenant AS384698E registered on the Title includes a restriction on the use of the land. Relevant extract as follows:

'The registered proprietor must not use the lot hereby transferred or any part thereof -

- a) for any development that may fall within the National Rental Affordability Scheme;*
- b) for any public housing, community housing, supported accommodation or similar nature;*
- c) for any caravan park, temporary accommodation, on-site cabin or moveable dwelling facility unless each moveable dwelling is no less than 60 square metres in area; or*
- d) for any purpose other than for a Housing Community for retired persons as defined in the Retirement Villages Act 1986, retirement village development and/or aged care facility purposes which may include community housing or supported housing where such housing is for the benefit of the residents of the Housing Community, retirement village development and/or aged care facility which for the avoidance of doubt may consist of moveable dwellings of no less than 60 square metres each in area.'*

2.2. ADDRESSING COUNCIL CONCERNS

Land lease communities are thriving in Australia to address a clear shortage of affordable options for older people. Council's *Healthy and Active Ageing Plan 2019-2023* acknowledges this shortage, citing the provision of age-friendly housing was core concern of existing residents in Yarra Ranges identified during consultation of the plan:

"The lack of housing options available for older people to remain in their township was of concern..... Others raised the need for land near the centre of the townships to be designated for older person residential housing. Many of the older people were already being impacted by housing limitations with friends leaving their township to 'down-size'. A regular comment made was "there is not enough accommodation for older people who wish to 'down-size'. Many of us want to stay in the area".

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The proposal directly responds to the issue noted above, providing housing proximate to the town centre, promoting a sense of community, and being affordable. There are no other land lease communities within the Shire of Yarra Ranges with the closest residential village (over 55) is located 35 kilometres from the site and this provides a unique and affordable housing option for over 55 residents.

2.3. BUILDING LAYOUT AND FORM

The dwellings have been sited to make efficient use of the site and ensure amenity impacts to adjoining properties are limited. Dwellings 36 – 50, sited to the west of the site, have been designed to benefit from views to the creek and proposed reserve/parkland.

Each dwelling is proposed at single storey, with the provision of private open space located within the rear courtyard of each dwellings. The centrally located dwellings have been appropriately spaced to ensure appropriate amenity outcome for future residents.

The dwellings will comprise a range of construction materials, which have been selected to reflect the existing character of residential properties in the area and to be low maintenance and durable. These materials include dark and light coloured brick, various rendered finishes and colourbond finishes for the roof and garage of each dwelling.

2.4. LANDSCAPING

The proposed development has been designed to ensure adequate space is available to provide a genuine contribution to the landscape character of the area and provide an integrated outcome with the proposed built form. A landscape outcome for the site will reflect the existing character of the surrounding area, particularly the Olinda Creek environs and seek to provide a transition between the surrounding residential areas and the farm land present in the area.

The site layout design includes three large, linear communal open space areas for the use of future residents. The parks are to be located centrally within the site, running from Swansea Road to the new western site boundary, ensuring views through the site to the adjoining proposed reserve/parkland area and creek.

The future landscape outcome for the site will see native street trees along the internal access roads within the site, to create a well vegetated streetscape, reflecting the character of the broader Lilydale residential areas. Each dwelling fronting Swansea Road will benefit from tree planting within the rear area of private open space, along with timber decking for outdoor living opportunities.

2.5. EARTHWORKS

Earthworks are to be undertaken on site prior to development. The development, including the internal road network, will be raised to ensure sufficient freeboard is provided above applicable flood levels. Development levels will be achieved via a combination of fill and cantilevers. Fill will result in floodplain loss however; compensatory cut will be provided west of the development to mitigate the proposed fill.

The proposed development line within the site will allow for the additional cut to be placed between Olinda Creek and the development area, with the invert level of the cut area approximately 1.5 m above the invert of Olinda Creek at the northern end of the property. This area created between the proposed development site and the Olinda Creek will form a new parkland/reserve and communal open space area.

2.6. TREE RETENTION AND REMOVAL

An Arboriculture Assessment and Report has been prepared by Tree Logic. It is proposed that thirteen existing trees are proposed for removal from the site and within the footprint of the proposed access road connecting to Akarana Road. Of the trees proposed for removal, none have been assessed as having a high protection value as assessed by Tree Logic.

The report states three trees would have a nominal encroachment exceeding 10%, however, two of the trees are either considered dead or are fallen and the third tree can be retained if the proposed road alignment is no closer than 6.5 metres from the base of the tree as detailed in Tree Logic's assessment.

All required measures will be taken to ensure the health of all trees within the site, and those located on adjoining properties, that are to be retained.

2.7. TRAFFIC, ACCESS AND CAR PARKING

The main vehicle access point is proposed to occur via a single access point to Akarana Road along the site's northern frontage. Akarana Road is a local road (managed by Council). It is a two-way road aligned in an east-west direction and configured with a two-lane, 6m wide carriageway, set within a 35m wide road reserve (approximately). Pedestrian access is proposed to be provided via the access point to Akarana Road.

It is assumed that total of at least one car parking space will be provided to each two-bedroom dwelling and two spaces will be provided to each three-bedroom dwelling. In addition, 12 visitor spaces are proposed as part of this development.

2.8. WASTE COLLECTION & EMERGENCY VEHICLE ACCESS

The proposed internal loop road will be provided with a minimum 5.5m wide carriageway, to accommodate waste collection and emergency vehicles. In particular, this carriageway width accords with the CFA requirements for fire truck access to a development.

Waste is proposed to be collected on-site by Council's regular waste collection services using the 10.5m long side-lift vehicle.

We note that the site is situated within a flood zone. As such, an emergency access point is proposed along Swansea Road (between townhouse nos.14 and 15), with this access only to be used in the event of a 1 in a 100-year flood. Given this flood event has a probability of 1% of occurring in any given year, this arrangement is considered to be an acceptable outcome.

3. PLANNING POLICY FRAMEWORK

3.1. PLANNING POLICY FRAMEWORK

The following policies are relevant to the consideration of this application:

- Clause 02 – Municipal Planning Strategy
- Clause 11 – Settlement
- Clause 13 – Environmental Risks and Amenity
- Clause 15 – Built Environment and Heritage
- Clause 16 – Housing

3.2. ZONING

The subject site is located in the **Rural Living Zone – Schedule 2**. The purpose of the zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for residential use in a rural environment.*
- *To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses. To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

Under the provisions of the Rural Living Zone, a permit is required to:

- Use the land for a residential village (accommodation), pursuant to Clause 35.03-2.
- To construct a building or construct or carry out works for a use in Section 2 of Clause 35.03-2, pursuant to Clause 35.03-04.

3.3. OVERLAYS

The subject site is affected by the **Land Subject to Inundation Overlay**. The purpose of the Land Subject to Inundation Overlay is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify land in a flood storage or flood fringe area affected by the 1 in 100-year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity*
- *To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.*
- *To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*
- *To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.*

Pursuant to Clause 44.04, a permit is required to construct a building or construct or carry out works (including a fence).

3.4. PARTICULAR PROVISIONS

3.4.1. Clause 52.06 – Car Parking

It is assumed that the proposed development will provide car parking spaces in accordance with the statutory requirements, including visitor and DDA compliant parking provisions. Access is to be provided through a singular vehicle accessway located on Akarana Road to the car parking area.

It is assumed that each dwelling will provide a car parking provision for residents at a minimum that meets the requirements of Clause 52.06 – Car Parking, as follows:

- One car space to each of the two-bedroom dwellings
- Two car spaces to each of the three-bedroom dwellings

In addition, it is confirmed that 12 visitor spaces are provided on-site, meeting the statutory requirement.

4. PLANNING CONSIDERATIONS

The following sections of this report addresses the following key matters:

- Planning policy support for the proposed development
- Benefits of a residential village in this location
- Built form outcomes & response to context
- Building services and performance

5. PLANNING POLICY SUPPORT

The relevant State and Local Planning Policies and Planning Controls of the Yarra Ranges Planning Scheme are detailed within **Section 3 of this report**. Below is a summary of the key points:

5.1. PLANNING POLICY FRAMEWORK

The proposed development is found to be highly consistent with the State Planning policies, with the proposal providing for the increased provision of affordable housing aimed at the State's growing ageing population in a strategically appropriate location, whilst achieving a high quality urban design and architectural built form outcome that is responsive to the site and surrounding area.

The development of a residential village on the subject site strongly aligns with the general directions and objectives of the PPF, as outlined below:

- As supported by **Clause 02.02-1 - Municipal Profile**, the proposed development provides a balanced outcome on the site, offering rural and environmental benefits through the provision of increased landscaping and the provision of the parkland/reserve, while increasing housing diversity, within proximity to the Lilydale Activity Centre.
- Aligning with the vision of the of the Shire of Yarra Ranges at **Clause 02.02 – Vision**, the development provides increased housing in a strategically appropriate location, while contributing to the natural environment.
- Consistent with **Clause 02.03-1 – Settlement**, the proposed development ensures the sustainable growth of the municipality through the provision of increased housing within the existing metropolitan area of Lilydale.
- The development provides a low density residential development, which has been designed to respond to the environmental and built form character of the surrounding area, in accordance with **Clause 02.03-5 – Built Form**. This includes through the provision of increased landscaping and canopy tree planting across the site and a considered site layout that make efficient use of the site, while considering amenity impacts for future residents and those on adjoining properties.
- The proposal has been designed with regard for the landscape and environmental qualities of the surrounding area, consistent with **Clause 02.02-2 – Environmental and Landscape Values**. The proposed built form takes cues from surrounding residential development to ensure design consistency avoid detriment to the local environment.
- **Clause 11 – Settlement** recognises that the existing and future needs of communities through provision of land for housing. Furthermore, it requires planning to consider '*opportunities for the consolidation, redevelopment and intensification of existing urban areas*', of which the subject site responds appropriately.
- Consistent with **Clause 13.03 – Floodplains** the development has been sited and designed, including through cut and fill, to ensure that each dwelling is located above the 1% AEP flood level and as such will not be subject to flooding.
- In accordance with **Clause 13.02 – Bushfire**, the layout of the development has been designed to give priority to human life, including through the provision of relevant buffer zones to limit exposure to the site, in the event of a bushfire event.
- **Clause 15 – Built Environment and Heritage** supports the proposal on the basis that the proposal encourages architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.
- **Clause 16 – Housing** aims to facilitate the timely development of housing to meet existing and future needs. The policy specifically encourages planning for housing that delivers an adequate supply of land or redevelopment opportunities to meet the needs of the ageing population, enabling older people to live in appropriate housing in their local communities. It is noted that 15% of older Australians will be dependent on the private rental sector by 2040, equating to 1.35 million people.
- In accordance with **Clause 16.01S – Integrated Housing**, the proposed development will facilitate the delivery of a residential village, aimed at providing housing choice and diversity for older members of the

community in a location that enjoys excellent proximity to services, public transport and other community facilities due to the sites location nearby the Lilydale Activity Centre.

Overall, the proposed development provides an opportunity to develop a strategically appropriate site to facilitate the provision of a residential village, which will provide additional and affordable housing for Yarra Range's ageing community as contemplated by the Planning Policy Framework of the Yarra Ranges Planning Scheme.

1.1.1. Rural Living Zone

The proposed use and development is considered to positively respond to the purpose and decision guidelines of the Rural Living Zone for the following reasons:

- The development responds to the existing character of surrounding residential development and rural environment.
- The proposal provides a new residential use in the rural environment, contributing to the diversity of existing housing stock within the Lilydale area, increasing affordable accommodation options for over 55's in a location with a growing ageing population.
- The density of the development is significantly reduced and now includes large landscape breaks, small clusters of dwellings and significant communal open space for future residents.
- The development proposes genuine landscaping across the site to ensure the development responds to the surrounding landscape character and rural environment.
- Adequate provision for car parking, bicycle parking, loading and waste is provided across the site.

6. BUILT FORM AND RESPONSE TO CONTEXT

The subject site presents a unique redevelopment opportunity, with the vacant land providing a generally underutilised site within the immediate proximity of the Lilydale Activity centre. The proposal will result in a greater level of interest, activity and vibrancy in this area of Lilydale and contribute to the character and presentation of the township along Swansea Road.

The built form design presents a balanced response to the existing conditions and will contribute to the revitalisation of the site and improved amenity of the surrounding area, particularly through the increase in open space adjacent to the Oldina Creek and surrounding environs.

The design and massing of the development carefully responds to the key urban design elements relating to the existing and preferred context, outlook, solar access of the Yarra Ranges Planning Scheme.

6.1. BUILDING LAYOUT AND DESIGN

The proposed built form layout presents a considered response to the physical constraints of the site, while ensuring an efficient layout that benefits both the usability and amenity of future residents. This includes frontages to the simply designed internal accessway, providing a sense of address for each dwelling, as well as eyes on the street and easy wayfinding.

Benefitting from views to the west across the proposed communal open space, and responding to the slope of the site, Dwellings 35-50 are proposed to be cantilevered over the bank/slope of the site to the west.

6.2. EXTERNAL AMENITY

The site benefits from its location adjacent to the Olinda Creek, parkland and a vacant site, meaning that the development does not directly abut any residential properties, limiting opportunity for external amenity impacts. Whilst ResCode does not strictly apply, it does provide a useful indication of what outcomes are acceptable in regard to visual bulk, overlooking and overshadowing and as such is referred to in this assessment and detailed at Appendix B.

In saying this, it is noted that the proposal has been appropriately designed to ensure that future development of adjoining sites, particularly the vacant land to the east, is not detrimentally impacted by the proposal. Given the low scale nature of the development, all dwellings incorporate a height and setback that ensures future residential development on these sites will not be detrimentally affected by way of overshadowing, overlooking or visual bulk. This ensures compliance with ResCode Standard B17, B19, B20 and B22.

The overall design also takes into consideration the amenity outcomes between future dwellings within the site, including appropriate siting of habitable room windows, secluded private open space and vehicle parking locations to ensure the best outcomes for future residents.

The provision of landscaping throughout the site also assists with providing visual relief and interest between the dwellings, particularly when viewed from Swansea Road.

Figure 6 – Typical Streetscape elevation from Swansea Road and spacing between dwellings

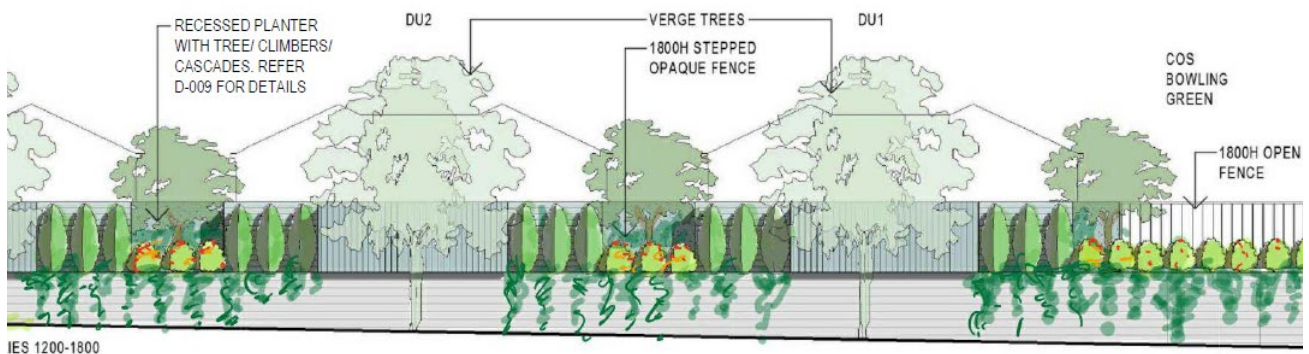


Figure 7 – Swansea Road Interface showing Communal Open Space Linkages

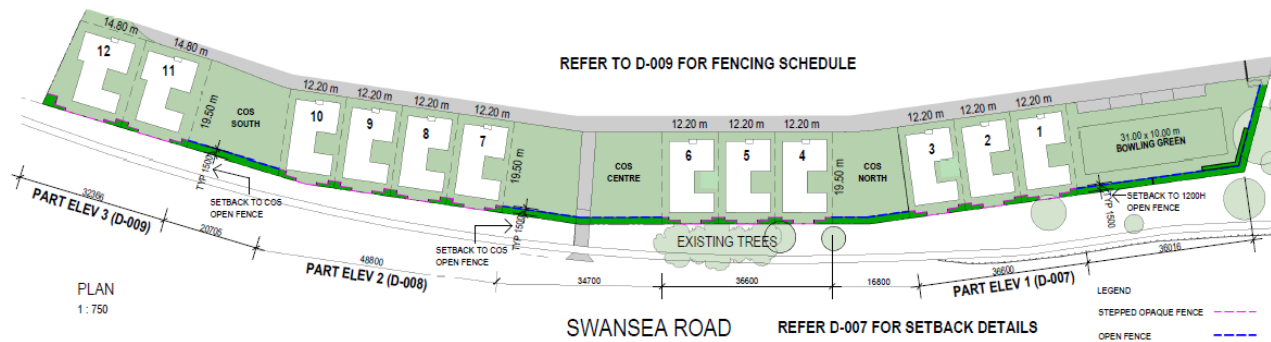


Figure 9 – Artists Impression of views through the site from Swansea Road



6.3. INTERNAL AMENITY CONSIDERATIONS

The overall quality of the proposed design provides a well-considered response to the anticipated needs of future residents by providing a high level of internal amenity and comfort. This is validated by a high level of compliance with relevant ResCode standards for onsite amenity as discussed below:

- Internal noise sources have been located away from habitable rooms and adjacent properties in compliance with Standard B24. Given the location of the development adjacent to Swansea Road, attention has been directed towards mitigating noise levels generated by passing vehicles to protect the comfort of residents.
- The dwellings have been purposely designed to facilitate a high level of accessibility to people with limited mobility, with floor levels remaining at a consistent level within each dwelling.
- Additional communal open space is provided throughout the site in accordance with Standard B28, including provision of a club house with lounge space, dining and bar and function and conference facilities, as well as pocket parks and a new area of communal open space to the west of the dwellings.

These areas will support the needs of the development’s future residents, and assist in creating a community environment within the site.

- The site layout ensures each dwelling will have clear, identifiable entrances and access ways supported by good lighting and clear paths that are easily accessible from the street and car park entrances (Standard B12).
- Each dwelling will be provided with an entrance that provides a clear sense of address that is conveniently and safely accessed from both the internal access street (Standard B25 and B26).
- Each dwelling is of a usable and functional scale to meet the needs of future residents.

- All habitable rooms are well ventilated and enjoy direct access to natural light (Standard B27), with internal communal areas comprising large windows to provide natural light and an appropriate outlook.
- Each dwelling is provided with a number of storage rooms in addition to all resident places being provided with storage space for each resident (Standard B30).

6.4. LANDSCAPING

The proposal has been deliberately designed with setbacks to all boundaries (and within the site) that afford excellent opportunities for landscaping. Given that that the development proposes a total site coverage of approximately 20%, adequate land is available for deep planting of mature trees.

These setbacks and deep soil areas allow the opportunity for a landscaping that will soften the appearance of the built form from neighbouring properties and within the site, and respond positively to the character of the area, through a mixture of planting. Landscaping across the site has been designed to provide a safe, attractive and functional environment for future residents. This will be achieved through a well considered planting scheme that incorporates mature canopy trees providing shade and screening of built form.

Within the frontages to both Swansea Road and Akarana Road it is envisioned that this will incorporate a mixture of trees, shrubs and ground cover plants that feature botanical diversity, resulting in a naturally attractive site entrance that integrates with, and contributes to, the broader landscape character of the area. The provision of a range of various species will contribute to high amenity outdoor spaces for residents and visitors and allow opportunities for the enjoyment of natural landscapes within the comforts of private spaces. In addition, the provision of planting will contribute to the natural amenity of the Olinda Creek environs and existing biodiversity, which exists in this location.

Figure 9 – Extract of Concept Landscape Plan



6.5. BUSHFIRE

The Clause 13.05 objective for the State Planning Policy for bushfire is:

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The subject site is not located within a 'Bushfire Prone Area' as declared by the Minister for Planning under the *Building Regulations 2018*. We can also confirm that the site is not subject to a Bushfire Management Overlay at Clause 44.06 of the Yarra Ranges Planning Scheme.

There is no bushfire factor that would warrant a planning permit application not proceeding.

6.6. STORMWATER MANAGEMENT PLAN

A Stormwater Management Plan has been prepared by Water Technology Pty Ltd. The report has been commissioned to develop a concept design to manage stormwater runoff from the proposed development and to respond to the requirements of Melbourne Water. A Flood Impact Assessment was also completed to demonstrate that the site would comply with criteria set in Melbourne Water's Guidelines for Development in Flood Prone Area.

The stormwater management plan for the site has demonstrated that:

- Runoff from the development are retarded to pre-development 1% AEP discharge at the catchment outlet.
- All stormwater discharges from the subdivision will meet the 'Urban Stormwater Best Practice Environmental Management Guidelines' (CSIRO, 1999).
- A cut-off drain along Swansea Road and Akarana Road will capture and convey Q1% AEP peak flows from external upstream catchments can redirect it appropriately to Olinda Creek. Private properties, public roads and the upstream Council drainage network will not be adversely impact by the redirection of flow around the site.
- The proposed floodplain compensatory storage ensures there is no significant reduction in the 1% AEP flood storage volume and no significant impacts on offsite flood levels.

Water quality management can be achieved through a treatment train consisting of proprietary treatment products. Alternatively, the creation of Swamp Gum Woodlands (including swampy areas) within the site and along Olinda Creek may form part of the treatment train, based on known uptake nitrogen and phosphorus of Eucalyptus trees. Both these on-site stormwater management options would ensure that the pollutant load reduction resulting from the water quality strategy meets or exceeds best management practice targets.

Based on the outcomes of the Water Technology report, it is concluded that the proposed development will not have any unacceptable impacts on drainage infrastructure, flood safety and water quality.

7. BUILDING SERVICES AND PERFORMANCE

7.1. TRAFFIC, ACCESS AND PARKING

The proposed provision of car parking on site is considered to meet the needs of residents and visitors of the proposed development. The development has a statutory car parking requirement of 76 spaces (66 resident car spaces and 10 visitor spaces).

The proposed development includes 79 resident car spaces and 12 visitor spaces, meeting the minimum statutory requirements.

The proposed car parking layout complies with the requirements as set out in the Yarra Ranges Planning Scheme, and where appropriate, the relevant the Australian Standard.

The internal road layout is well designed and generous enough so as not to prejudice emergency vehicle access to any part of the development.

There is no statutory requirement to provide any bicycle parking. Residents owning a bicycle will be expected to store them within their property.

Any additional traffic volumes from the proposed development are unlikely to have a perceptible impact on the performance of the Swansea Road/Akarana Road/David Road intersection and the surrounding road network. Importantly, the internal loop road will be capable of comfortably accommodating the daily traffic volume estimated to be generated by the proposal.

7.2. WASTE MANAGEMENT

It is proposed that waste will be collected on-site by Council's regular waste collection services using the 10.5m long side-lift vehicle, via the internal road network.

It is proposed that the following waste management outcomes will be achieved:

- Waste will be stored within the development (hidden from external view).
- Users will sort their waste, and dispose garbage and recyclables into their collection bins.
- Waste will be collected onsite, along the development's internal roads. Residents will transfer collection bins between their residences and kerbside.
- Council will provide waste collection services.

7.3. ENVIRONMENTALLY SUSTAINABLE DESIGN

A Sustainability Management Plan (including an assessment using BESS) has been prepared in support of the development, in accordance with Clause 15.01-2L. The development had preliminary design potential to achieve a BESS Score of 56% - Best Practice.

Key ESD measures include:

- Rainwater collection and re-use.
- Solar V system for the clubhouse.
- EV charging facilities.
- Composting facilities.

8. CONCLUSION

For the reasons outlined within this report and the accompanying documentation, it is considered that the proposed development of the land for a residential village at No. 375 Swansea Road, Lilydale has significant merit and should be supported by Council. This is established for the following reasons:

- The development responds appropriately to the relevant policies of the Planning Policy Framework, which seek to increase housing choice, build on the character of the area and provide a high-quality design response for the site.
- The proposal positively responds to strategic planning objectives that encourage provision of affordable housing options to accommodate Victoria's ageing population within established suburbs that feature good access to community and commercial facilities.
- The opportunity afforded by the subject site for a residential village due to the large site area, and its location in proximity to the Lilydale Activity Centre, is appropriately responded to by the proposal.
- The proposal will provide a high level of internal amenity for future residents.
- The proposed layout and siting of buildings on site responds to the constraints of the site does not create any unreasonable amenity impacts to surrounding properties.
- The proposed use and low density housing provision built form is consistent with the intent of the RLZ, which seeks to ensure that development respects the rural environment of the surrounding area.
- The development features landscaping to all setbacks, contributing to on-site amenity and facilitating integration with the surrounding neighbourhood and landscaped character of the area.
- The creation of a new parkland/reserve increases the provision of public open space and improves the overall amenity of the surrounding area.

DISCLAIMER

This report is dated July 2023 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of the permit applicant (**Instructing Party**) for the purpose of a planning permit application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

ZONE & OVERLAY MAPS

Figure 8 – Zoning Map



375 SWANSEA ROAD, LILYDALE PLANNING ZONES

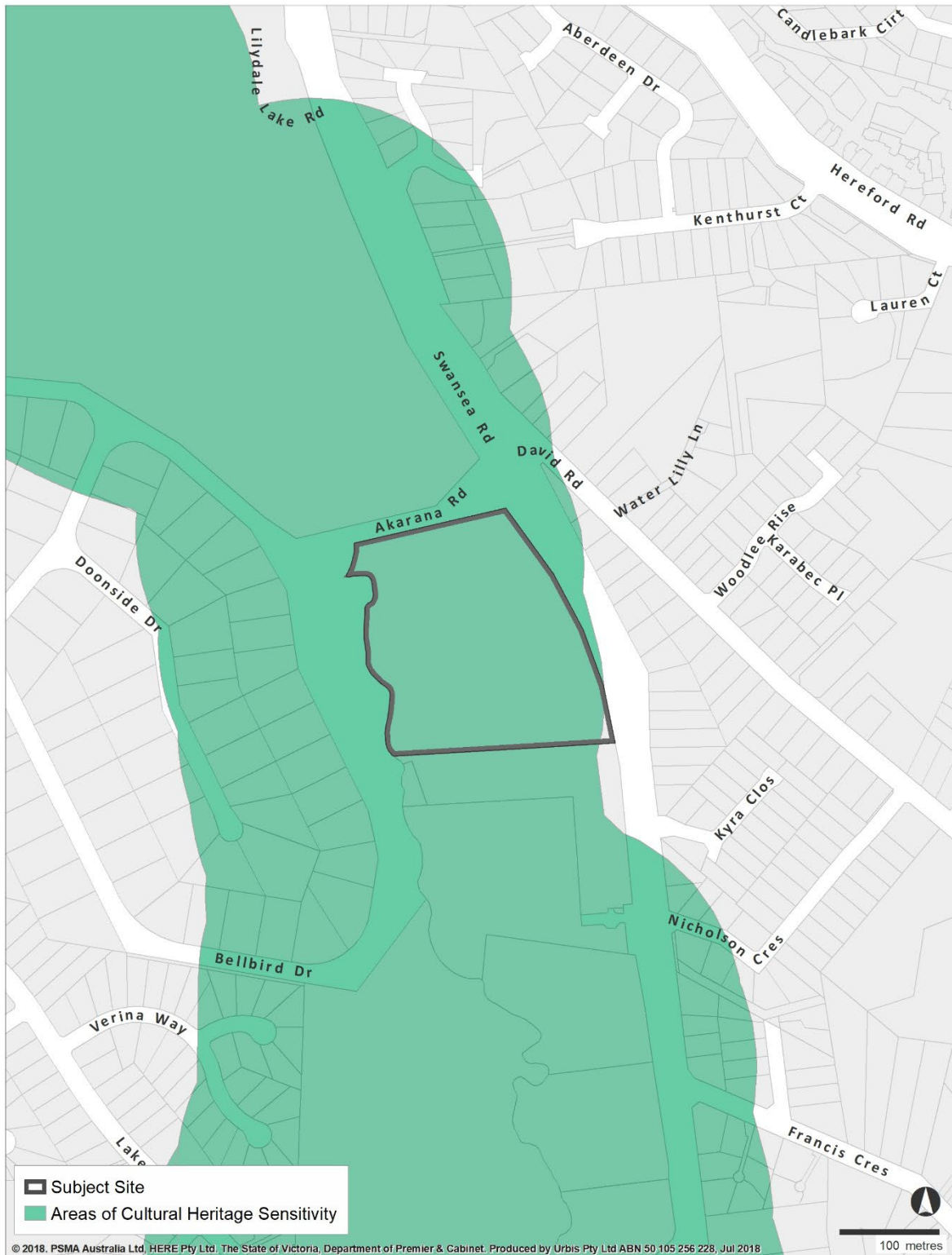
Figure 9 – Land Subject to Inundation Overlay Map



375 SWANSEA ROAD, LILYDALE

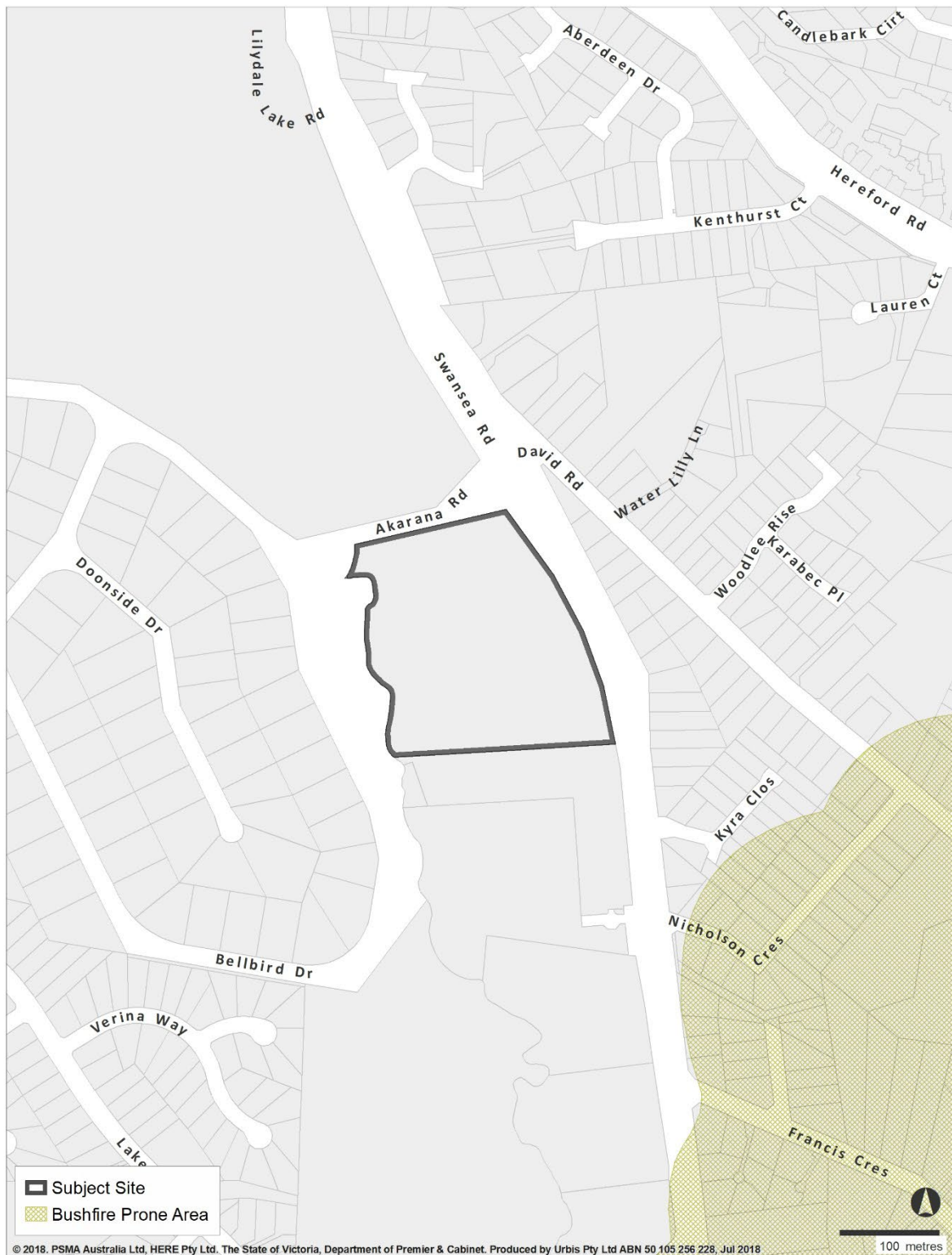
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

Figure 10 – Area of Cultural Heritage Sensitivity Map



375 SWANSEA ROAD, LILYDALE
AREA OF CULTURAL HERITAGE SENSITIVITY

Figure 11 – Bushfire Prone Area Map



375 SWANSEA ROAD, LILYDALE

BUSHFIRE PRONE AREA

APPENDIX B

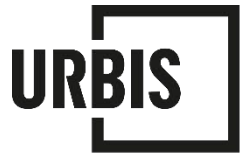
CLAUSE 55 ASSESSMENT

CLAUSE	STANDARD	COMPLIES / DOES NOT COMPLY / VARIATION REQUIRED
55.02-1 - Neighbourhood character objectives	Standard B1	<p>✓ Complies</p> <p>Refer to submitted design response plan and discussions above within this report with respect to the response of the proposed development to the applicable Neighbourhood Character provisions of the Scheme.</p>
55.02-2 - Residential policy objectives	Standard B2	<p>✓ Complies</p> <p>The dwellings are consistent with State and local policy regarding housing and the provision of increased housing densities within proximity to activity centres.</p>
55.02-3 - Dwelling diversity objective	Standard B3	<p>✓ Complies</p> <p>The development provides a mix of two and three bedroom dwellings. All dwellings are single level, ensuring access to appropriate internal amenities for people of limited mobility.</p>
55.02-4 - Infrastructure objectives	Standard B4	<p>✓ Complies</p> <p>The dwellings will be provided with appropriate utility services and infrastructure.</p>
55.02-5 - Integration with the street objective	Standard B5	<p>✓ Complies</p> <p>Each dwelling has been designed to be orientated to the applicable internal street and provides appropriate pedestrian and vehicular access.</p> <p>The pedestrian entry to each dwelling provides an identifiable and secure entry point.</p>
55.03-1 – Street setback objective	Standard B6	<p>✓ Complies</p> <p>Where the development fronts Swansea Road, the dwellings are appropriately setback to make efficient use of the site and ensure no detrimental impact on the surrounding neighbourhood character.</p>
55.03-2 - Building height objective	Standard B7	<p>✓ Complies</p> <p>No dwellings exceed a maximum building height of 9 metres.</p>
55.03-3 - Site coverage objective	Standard B8	<p>✓ Complies</p> <p>The proposed development has a total site coverage of less than 60%.</p>
55.03-4 - Permeability objectives	Standard B9	<p>✓ Complies</p> <p>The proposed development has a total site permeability of at least 20%.</p>

55.03-5 - Energy efficiency objectives	Standard B10	<p>✓ Complies</p> <p>Solar access throughout the development has been maximised with each dwelling oriented to make appropriate use of solar energy.</p>
55.03-6 - Open space objective	Standard B11	<p>✓ Complies</p> <p>Communal open space is provided throughout the site. These areas have been designed to integrate with the layout of development and ensure convenient access for all future residents.</p>
55.03-7 - Safety objective	Standard B12	<p>✓ Complies</p> <p>Each dwelling incorporates distinct pedestrian and vehicular entrances which are fronted to the street to provide for reasonable safety and security of residents.</p>
55.03-8 - Landscaping objectives	Standard B13	<p>✓ Complies</p> <p>The proposed development incorporates ample opportunities for landscaping and canopy vegetation within both the front and rear yards and communal areas.</p>
55.03-9 - Access objectives	Standard B14	<p>✓ Complies</p> <p>Vehicles can safely access to and from the subject site in a manageable and convenient way.</p> <p>Each dwelling is afforded a single width crossover, providing access to the proposed secure garage.</p>
55.03-10 - Parking location objectives	Standard B15	<p>✓ Complies</p> <p>Each dwelling is provided with a single or double garage, allowing direct access to the dwelling.</p>
55.04-1 - Side and rear setback objectives	Standard B17	<p>✓ Complies</p> <p>Each dwelling incorporates side and rear setbacks in accordance with the requirements of Standard B17. The setbacks have been designed to respect the amenity of adjoining dwellings.</p>
55.04-2 - Walls on boundaries objective	Standard B18	<p>✓ Complies</p> <p>Where the garage of a dwelling is proposed to be built to one side boundary, the height and length is compliant with this standard. The consistent design across the development ensure that the boundary wall location responds to the character of the development and limits the impact on the amenity of adjoining dwellings.</p>

55.04-3 - Daylight to existing windows objective	Standard B19	N / A There are no adjoining properties within 1 metres of the subject site boundary.
55.04-4 - North facing windows objective	Standard B20	N / A There are no adjoining properties within 3 metre of the subject site boundary.
55.04-5 - Overshadowing open space objective	Standard B21	✓ Complies The proposed development does not unreasonably overshadow any neighbouring open space.
55.04-6 - Overlooking objective	Standard B22	✓ Complies No overlooking of neighbouring properties is possible from the development.
55.04-7 - Internal views objective	Standard B23	✓ Complies Each dwelling is single storey, limiting opportunity for internal overlooking. Where overlooking is possible, appropriate screening measures are proposed.
55.04-8 - Noise impacts objectives	Standard B24	✓ Complies All appropriate measures to contain and protect residence noise sources have been incorporated into the proposal.
55.05-1 - Accessibility objective	Standard B25	✓ Complies Given the nature of the proposed use, each dwelling can be made accessible to people with limited mobility.
55.05-2 - Dwelling entry objective	Standard B26	✓ Complies The entry to each dwelling has a clear sense of address from the relevant internal street.
55.05-3 - Daylight to new windows objective	Standard B27	✓ Complies All habitable room windows have access to adequate daylight to ensure appropriate internal amenity.
55.05-4 - Private open space objective	Standard B28	✓ Complies Each dwelling is provided with a useable area of secluded private open space of at least 16 square metres, conveniently accessed from the living area. In addition, communal open space is provided to supplement the leisure and recreation needs of future residents.
55.05-5 - Solar access to open space objective	Standard B29	✓ Complies Each dwelling has appropriate solar access to private open spaces, with each dwelling afforded western oriented private open space.

55.05-6 Storage objective	Standard B30	<p>✓ Complies</p> <p>Adequate storage space is provided for each dwelling in the secure single or double garage.</p>
55.06-1 - Design detail objective	Standard B31	<p>✓ Complies</p> <p>The proposed design is respectful of the existing neighbourhood character and provides for an appropriate level of articulation and detailing.</p>
55.06-2 - Front fences objective	Standard B32	<p>✓ Complies</p> <p>The fence proposed along Swansea Road has been respects the existing or preferred neighbourhood character, including appropriate articulation and detailing.</p>
55.06-3 - Common property objectives	Standard B33	<p>✓ Complies</p> <p>All areas of common property will be appropriately managed.</p>
55.06-4 - Site services objective	Standard B34	<p>✓ Complies</p> <p>The development will ensure site services and facilities can be installed, are accessible and easily maintained.</p>



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