

ADVERTISED

Development Application Planning and Context Report

Buildings and works to construct Eleven dwellings at **9 (Lot B)
Janson Place, Lilydale**

- **Site and Neighbourhood Context**
- **Design Response**
- **State Policy**
- **Local Policy**
- **Rescode**

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This report is based on information provided in drafting drawings.

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The Proposal

To construct eleven dwellings at 9 (Lot B) Janson Place, **Lilydale** in the Residential Growth Zone. Total site area 3703.45m². Site coverage is 33.39%. Permeable area of 45.23%. Garden area 47.09%.

Site Context

9 (Lot B) Janson Place, Lilydale is in a Neighbourhood Residential Zone RGZ1 with an LSIO and DDO7 affecting this land. There is a 5m wide drainage easement along the northern side boundary

The subject site is part of a new subdivision that is connected to the Maroondah Hwy service lane via Parkridge Rise. Other streets are Wynnlea Place and Potters Rise with Janson Place making up the 4th street in the subdivision. Lot sizes in this new subdivision are compact ranging from what appear to be just under 500m² to approximately 750m² for 7 Janson Place. There are two larger “super lots” in the subdivision that are likely earmarked for more intensive development with one being 9 Janson Place (Lot B in the plan of subdivision), the subject site, and the other the approx 1,600m² 19 Wynnlea Place.

The site is effectively free of vegetation beyond the existing grass where the proposed dwellings are to be constructed. All services are available in this area. The site is not in a bushfire prone area.



View of the 9 Janson site from higher east rear boundary towards the Janson court bowl. The site is free of vegetation where the proposed dwellings are to be constructed.

Only a few lots in the subdivision have dwellings under construction at the time of writing this report.



8 Janson Court near the subject site is under construction and will be a single storey dwelling.



1 and 3 Janson place are currently under construction and are single storey BV dwellings with steel roofs. To the south, behind, these dwellings another Commercial Zone2 dwelling can be seen.



4 Wynnlea (to the left) and 1 Potters Rise dwellings under construction above. 4 Wynnlea is a single storey BV dwelling with pitched tile roof with a Dutch gable feature while 1 Potters Rise is a double storey dwelling.



2 Wynnlea is another double storey dwelling constructed with BV and having a pitched hipped tile roof on a compact allotment within the subdivision.

Site description and topography

9 (Lot B) Janson Place, Lilydale is a sloping site that approximately runs down from the rear east of the site to the court bowl in the west and falls from southeast down to north. Due to the slope and irregular lot shape units 6-11 will be constructed to the same ground level with front to rear cut as required to create the level ground for construction while units 1-4 will have some staggering in floor heights to ensure the natural contour of the ground is followed as much as possible.

As the site is a recent subdivision with extensive drainage works on site there is only minimal vegetation with no significant vegetation that can be impacted by the proposed development. The original subdivision also included a wetlands reserve.



The **Northern (side) boundary** (pictured below) shared with 3 neighbouring properties in a Neighborhood Residential Zone 1 pocket that protrudes into a RGZ area to the east, west and south of the NRZ1. As expected, the Residential Growth Zone that surrounds the neighbouring NRZ pocket features a higher density development already completed in the East as well as that proposed for the South in this application and surrounding new developments as well as higher density development to the West.

The nearest neighbouring dwellings to the subject site are six and seven Bounty Court and have their dwellings setback approx 10m from this shared north boundary. They also have no vegetation that can be impacted by the proposed development at 9 Janson.

8a Bounty is setback approx 3m from the shared boundary however the nearest proposed unit is setback 27m from this neighbouring dwelling ensuring minimal impact.

The subject site side of the northern boundary also features a 5m wide drainage easement ensuring further separation from the neighbouring sites. There is currently a row of screening trees with some of these likely to be relocated subject to any future landscape plan.



The **Eastern rear boundary** is a short boundary that abuts the higher **multi-storey** dwelling area and units of Rosemont Blvd seen in the picture below. Drainage from the site flows through this point and through the large diameter pipes in the 5m easement along the north. The proposed development area is setback 25m from this rear boundary and on a lower elevation offering no likely impacts on the Eastern neighbouring sites or the vegetation along this boundary.



The Southern rear boundary of 9 Janson’s irregular shaped lot abuts the buildings and parking areas of a Commercial 2 Zone. There is a large retaining wall that is slightly softened by some trees on the boundary with a factory at 3/447-449 Maroondah Hwy.



The **Western boundary** of 9 Janson runs to the north and south of the eastern end of the Janson Place court bowl with subject site access approximately central to this boundary. In the south part of this side boundary proposed unit 11 shares a boundary with the side boundary of 7 Janson Place (currently vacant land). Proposed unit 11 is setback 1m from this boundary for the ground floor increasing to 2.244m for the upper-level with design features ensuring no overlooking.

The north of the court bowl is a Reserve as noted in the plans with unit one’s lot abutting this reserve.



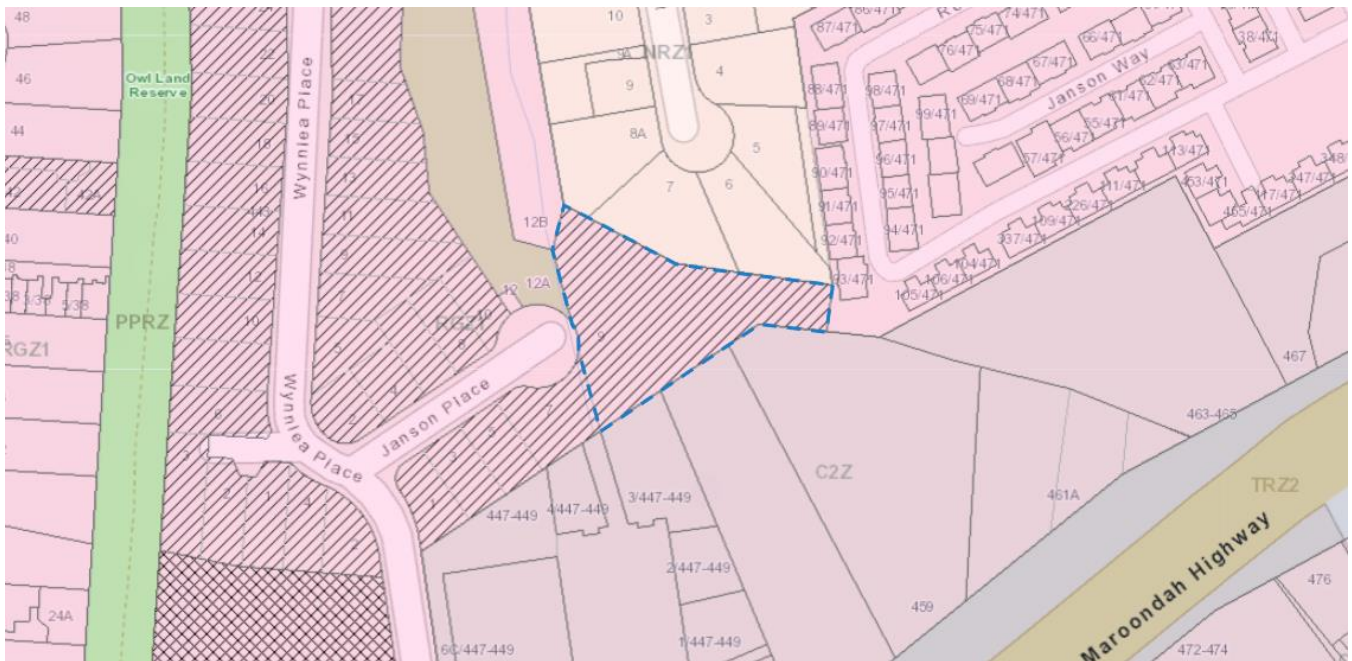
Neighborhood Context

Of the dwellings under construction or completed in the new subdivision the more common dwelling is represented by those described so far, brick veneer with pitched tiled or steel roof. Dwellings are a mix of single or two-storeys with multistorey dwellings in Rosemont Blvd in the older RGZ area to the east.

Currently there are no front fences in this subdivision. Dwellings in neighbouring Bounty court in the NRZ1 zone are mostly single storey with original dwellings on larger lots although dwelling density is increasing even in this zone with 8 and 9 Bounty Crt, near the proposed development site, now subdivided dual occupancy sites.

9 (Lot B) Janson Place, Lilydale is in an area that has several medium and high-density unit developments and subdivisions already completed in the Residential Growth Zone as seen particularly in Rosemont Blvd.

This indicates that a unit development such as in this proposal is an appropriate form of development in this area and will be consistent with the existing subdivision patterns (subject site in centre with blue border).



Schools in the area include:

- Lilydale P.S.
- St Patrick's P.S.
- Lilydale High School
- Mount Lilydale Mercy College
- Lilydale Heights College)
- Lilydale Pre-School centre
- Lilydale North Preschool

The Lilydale train station is approximately 1.4km from the subject site and Lilydale main street 800m away and includes a full range of shopping, employment opportunities and commercial services other nearby business and industrial areas can be found along Cave Hill and Beresford roads.

Significant public open space is found around Lilydale Lake within 1.3km and the Warburton Trail less than 200m from the subject site. There is also an extensive network of bus routes in Lilydale as is common throughout the suburban Yarra Ranges Shire council. There is a bus stop on Maroondah Hwy within 200m of the subject site that will give access to local services and train station if required.

Design Response (Standard B1)

The design for the development at 9 (Lot B) Janson Place, Lilydale is an ideal development for the RGZ ensuring the site is maximized for residential use while providing abundant open space areas. Building heights for the proposed units are conservative with all dwellings constructed to only 2 storeys and well below the 13.5m maximum height of the zone.

All dwellings will be consistent with existing neighborhood character and have steel pitched skillion roofs with lower-level brick veneer with lightweight upper-level cladding. The units feature upper-level front and rear setbacks. Units on the ends of the two rows of houses also feature upper-level setbacks from the East and West sides of the development. Care has been taken to provide additional upper-level articulation with the use of a combination of rendered and vertical cladding finishes across the various units.

Eaves, windows, door proportions and building articulation ensures new dwellings are consistent with contemporary and existing dwelling types.

The proposed dwellings are a maximum of 7.495m high and present as moderate height dwellings for the RZG, that allows for 13.5m high dwellings, ensuring a natural transition from the predominantly single storey dwellings of Bounty Court and the three storey dwellings of Rosemont Boulevard.

The purpose of the RGZ is to provide increased dwelling densities that may be achieved with up to 4 storey dwellings. To ensure a transition from a neighbouring NRZ only two storey dwellings are proposed. Diversity within the unit complex is achieved by providing dwellings with a range of POS areas available to them and at a range of sizes. Units 1 and 11 have ground floor bedrooms and are 4-bedroom dwellings while 2-bedroom dwellings are provided at U4, U9 and U10. All other units are 3-bedroom dwellings with all bedrooms on the upper-level.

SPOS for units 1-4 situated in the north while units 5 and 11 are in the south east. U6-10 feature north facing SPOS meeting the standard provided as upper-level balconies. The setback of the proposed dwellings from their boundaries with no walls on external boundaries ensures a development respectful of neighboring secluded private open spaces and consistent with the existing housing setbacks and spacious gardens of neighbouring sites. All dwellings will have generous secluded private open space ranging from minimum 8m² balconies to 251.58m² for U1.

Due to the slope of the site and irregular lot shape, as noted earlier, units 5-9 will be constructed to the same ground level with front to rear cut as required to create the level ground for construction while units 1-4 will have some staggering in floor heights to ensure the natural contour of the ground is followed as much as possible.

Only one crossover is proposed and is double width ensuring a passing bay is provided. No garages face the street with forward access and egress provided. The design of the subject site accessway enables a continuation of Janson Place housing along the north and side of the street as it sweeps northeast into the subject site development enabling a natural flow of traffic and access from the street.

Further the additional dwellings meet State Planning Policy requirement to increase density in urban areas and MSS requirements to provide a greater variety of housing stock while increasing housing density in appropriate areas. This application proposed an average lot yield of 1 unit per 336.7m² of land available, this is undemanding for the RGZ.

Planning for this development has also been carefully considered and met all Particular Provisions requirements as per the latter sections of this report.

02 MUNICIPAL PLANNING STRATEGY

02.02 VISION

...The natural environment will continue to be the most defining characteristic of Yarra Ranges. Yarra Ranges will lead the way in sustainably meeting the evolving needs of a growing community without compromising its natural assets. Yarra Ranges will embrace its urban fringe location and its unique mix of suburbs, rural towns and scenic landscapes. The efficient use of urban land will avoid the need for urban encroachment in the Green Wedge. Through increased development in activity centres people will have access to a range of transport options and an expanded network of pedestrian and bike trails. An equitably distributed array of well-designed and adaptable community facilities and public places will generate increased community interaction and a greater sense of community safety

Activity centres

Yarra Ranges' network of activity centres (shown in Table 2 below and on the Economic Activity Plan at 02.04-3) plays an important role in providing a range of services and employment opportunities and a complementary range of housing types, commercial services and community infrastructure.

Table 2 - Yarra Ranges Activity Centre Hierarchy

Activity Centre Type

Major Activity Centres Chirnside Park and Lilydale

Role

These centres provide a large, diverse and intensive mix of retail, commercial, entertainment, cultural and other uses. They have strong public transport links, serve a large regional-sized catchment, and are priority locations for future private and public sector development.

Land within and adjoining these centres is the preferred location for additional and more diverse residential development.

02.03-6 Housing

Council's strategic directions for housing are to:

- Support residential growth, increased densities and housing diversity in the consolidation areas of the major activity centres.
- Support diverse housing on key redevelopment sites and combined lots that are close to community services, local employment and public transport.
- Support affordable housing in new developments in consolidation areas and other locations with access to town centres, commercial and community facilities.
- Contain residential subdivision within the existing Urban Growth Boundary.
- Discourage housing in locations that would increase the potential for land use conflicts and adverse impacts on landscape amenity or the environment.
- Support aged care accommodation in locations that meet the needs of an ageing population.

02.04-2 Strategic framework plan – urban





The proposed unit complex at 9 Janson Place Lilydale is supported by the policies of the *Municipal Planning Strategy* being within the Residential Consolidation area of Lilydale. Table 2 of 2.02 also notes that the Lilydale Activity Centre is the *preferred location for additional and more diverse residential development*. As this location is very central to *community services, local employment, and public transport*.

The current pattern of development within this new subdivision comprising both Janson and Wynnlea Place as described in this report has already seen several standard types of dwellings constructed on single dwelling lots however, this alone does not meet the goals of the Activity Centre, Consolidation Area and the Residential Growth Zone and were these the only types of dwellings constructed would represent an underdevelopment of this subdivision.

Rather a more intensive form of development is envisioned to be a part of the mix of residential types which is now provided by the proposed unit complex at 9 Janson Place. The addition of unit dwellings further enables a more affordable housing type to be constructed in this location additionally meeting one of the strategic directions of *02.03-6*.

Support under *02.03-6 Housing* for the proposed development is clearly highlighted under the first two bullet points with the third bullet point supporting in principal housing that is “more affordable” which a town type of development such as this will allow for.

Planning Scheme policies (Standard B2)

State Planning Policy Framework

The proposed development of 9 (Lot B) Janson Place, **Lilydale** is consistent with the State Planning Policy Framework.

11.01-1S Settlement

Objective

To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Plan for development and investment opportunities along existing and planned transport infrastructure.

11.02-1S Supply of urban land

Planning for urban growth should consider:

Opportunities for the consolidation, redevelopment and intensification of existing urban areas.

The proposed development at the current site creates an opportunity for land use intensification in a location where costs of providing infrastructure are minimal and no natural hazards or landscapes considerations are extant.

15 BUILT ENVIRONMENT AND HERITAGE

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Planning should protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

Planning should promote excellence in the built environment and create places that:

- *Are enjoyable, engaging and comfortable to be in.*
- *Accommodate people of all abilities, ages and cultures.*
- *Contribute positively to local character and sense of place.*
- *Reflect the particular characteristics and cultural identity of the community.*
- *Enhance the function, amenity and safety of the public realm.*

The proposed development aims to meet all the objectives of **clause 15**. The site provides walkability to shops and public transport as well as providing additional modern well-designed dwellings that will enhance and refresh the neighbourhood while ensuring a character consistent with its zoning. All steps have been taken to ensure there are no detrimental impacts on neighbouring sites.

15.01-2L Environmentally Sustainable Development

Policy application

This policy applies to use or development of land for the following: Three or more dwellings on a lot. A residential building, residential village or retirement village. Commercial or office building with a gross floor area of more than 500 metres square. An extension to the gross floor area of an existing commercial or office building by more than 500 metres square. In the case of additions, the policy only applies to the additions to an existing building.

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

Facilitate development that minimises environmental impacts. Encourage environmentally sustainable development that is consistent with the type and scale of the development. Responds to site opportunities and constraints. Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

Energy performance

Reduce both energy use and energy peak demand through design measures such as: Building orientation. Shading to glazed surfaces. Optimising glazing to exposed surfaces. Inclusion of or space allocation for renewable technologies.

Integrated water management

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping. Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater). Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting. Reduce indoor air pollutants by encouraging use of low-toxicity materials. Minimise noise levels and noise transfer within and between buildings and associated external areas.

Transport

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development. Encourage use of durable and reuseable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

Policy guidelines

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for: 3-9 dwellings.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

10 or more dwellings.

An indicative drainage plan, waste management plan, and sustainable management plan (for 10 units or more) with BESS, STORM reports have been provided with the application that address **15.01-2L Environmentally Sustainable Development**

16 HOUSING

Clause 16.01-1S Housing supply

Objective

To facilitate well-located, integrated and diverse housing that meets community needs

Strategies

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- *Provides a high level of internal and external amenity.*
- *Incorporates universal design and adaptable internal dwelling design.*

Development on the subject site meets all relevant strategies from this objective as the site allows for an increase in house supply in this appropriate location, within the local context of abundant public transport, shops, employment opportunities and infrastructure. Proposed dwellings will meet all current energy efficiency requirements aiding development amenity for future dwellers.

This proposal meets the objectives of Clause **16.01-1S**:

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

9 (Lot B) Janson Place, Lilydale is situated within 1.2km, on made footpath access, to the Lilydale shopping area. The broader area also features numerous primary schools as well as medical centres and parkland. Employment opportunities can be accessed in the business areas within walking distance and the surrounding suburbs, and along the train lines through to Melbourne.

Bus services can be accessed nearby as noted earlier providing ready access to neighboring suburbs and train stations and other local services.

This development creates an extra housing opportunity...

Within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.

This proposal meets the requirement of State Policy to

Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.

And importantly the development at 9 (Lot B) Janson Place, Lilydale provides an opportunity for *increased residential densities to help consolidate urban areas.*

9 (Lot B) Janson Place, Lilydale is ideal for increased residential density within an area that has already undergone some land use intensification. As seen in the neighbourhood context maps in this report unit developments have already occurred in this area without any adverse amenity impact. Also, the occasional larger sites allow for some opportunities for increased urban density providing a variety of housing types to help cater for future population growth and demographic changes particularly as unit developments tend to cater to smaller households. The site is located near activity and employment centres and public transport.

18.02-2S Public Transport

Objective

To facilitate greater use of public transport and promote increased development close to high-quality public transport routes.

As seen public transport can be accessed via bus and Lilydale Train station 1.4km west of the site.

32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as RGZ with a number (if shown)

Purpose

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To implement the Municipal Planning Strategy and the Planning Policy Framework.
To provide housing at increased densities in buildings up to and including four storey buildings.
To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
To ensure residential development achieves design objectives specified in a schedule to this zone.
To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The purpose of the RGZ is to provide increased dwelling densities that may be achieved with up to 4-storey houses. To ensure a transition from a neighbouring NRZ only two storey dwellings are proposed. Diversity within the unit complex is achieved by providing dwellings with a range of POS areas available to them and at a range of sizes. Units 1 and 11 have ground floor bedrooms and are 4-bedroom dwellings while all other units are either 2- or 3-bedroom dwellings with all bedrooms on the upper-level.

32.07-5 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- *Construct two or more dwellings on a lot.*

32.07-9 Maximum building height requirement for a dwelling or residential building

A building must not be constructed for use as a dwelling or a residential building that exceeds the maximum building height specified in a schedule to this zone. If no maximum building height is specified in a schedule to this zone, the building height should not exceed 13.5 metres.

32.07-10 Buildings on lots that abut another residential zone

Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone, Neighbourhood Residential Zone, or Township Zone must meet the requirements of Clauses 55.03-5, 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.

See discussion in the Clause 55 section of this report. The proposal will not limit solar access to neighbouring sites, meets side and rear setback requirements. There are no walls on boundaries, no existing windows to be impacted with no north facing windows near the subject site or neighbouring properties to be impacted by shadowing or overlooking.

32.07-13 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Dwellings and residential buildings

- *For the construction of one dwelling on a lot, whether the development is an under-utilisation of the lot.*
- *For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.*
- *For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.*

SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as RGZ1

LILYDALE CONSOLIDATION AREA

There are no variations to clause 55 in the schedule

4.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- *Opportunity to maximise development and achieve good design outcomes through lot consolidation.*
- *Response to the location and site characteristics in achieving diverse housing which is respectful of neighbourhood amenity and achieves high quality design.*

Regarding RGZ1

The developer has taken the opportunity afforded by this application to ensure a proposal that seeks to *maximise development* with this new subdivision ensuring the goals of the RGZ are achieved. The unique irregular shape of the lot has been utilized to create some variety in future lot and dwelling sizes.

2- and 3- bedrooms are provided with upper level bedrooms while the two 4-bedroom dwellings have downstairs bedrooms and one has a downstairs study with SPOS area varying for each dwelling considerably from balcony SPOS to larger rear yards ensuring good variety within this development. Northern units have greater setbacks to neighbouring sites ensuring the development is *respectful of neighbourhood amenity*

43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework. To identify areas which are affected by specific requirements relating to the design and built form of new development.

43.02-2 Buildings and works

Permit requirement

A permit is required to:

- *Construct a building or construct or carry out works. This does not apply:*
 - *If a schedule to this overlay specifically states that a permit is not required.*
 - *To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.*
- *Construct a fence if specified in a schedule to this overlay.*

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- *Building setbacks.*
- *Building height.*
- *Plot ratio.*
- *Landscaping.*
- *Any other requirements relating to the design or built form of new development.*

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

43.02-6 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

Commentary in relation to the proposal and the DDO under the Schedule 7 notes below.

We note that works not in accordance with the DDO7 schedule **are permitted** as the schedule does not specify to the contrary.

SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**.

LILYDALE ACTIVITY CENTRE RESIDENTIAL AREAS

1.0 Design objectives

To implement the objectives of the Lilydale Structure Plan, Lilydale Urban Improvement Project and the Shire of Yarra Ranges Housing Strategy.

To increase residential density and to provide for a range dwelling types within the housing consolidation area of Lilydale.

To encourage the aggregation of existing lots allowing greater flexibility to design quality higher density residential development that complements the existing streetscape.

To ensure new development is articulated and upper storey elements are not bulky or visually obtrusive.

To ensure new development retains existing streetscape elements of setback and spacing between buildings. To ensure that the design of new buildings provides an appropriate transition of scale and form to buildings on adjacent lots.

To protect the amenity of existing dwellings by confining higher built form to larger lots.

To ensure street frontages and open space provide sufficient room for canopy trees and vegetation.

To protect identified heritage elements and encourage the retention of older significant buildings in new developments.

Building form, siting and layout

Setbacks from the street boundary are no less than the lesser front setback of the buildings on the adjoining allotments.

Development maintains the existing pattern of spacing between dwellings in the street. Reduced front, side and rear setbacks may be considered for development on lots with a frontage greater than 30 metres and a depth greater than 45 metres.

Building heights are stepped down to provide a gradual transition to the scale of dwellings on the adjoining lots.

The upper levels of development are recessed and articulated to reduce the dominant scale of the upper level and impact of overlooking and visual bulk.

On sloping sites buildings are designed to follow the natural contours and step down the site in order to minimise visual impact and reduce the need for excavation.

Buildings are sited and designed to retain major view lines including those to the Yarra Ranges and Dandenong Ranges from public vantage points.

Street frontages and open space provide sufficient room for the retention and planting of canopy trees.

New developments retain or adapt older style buildings in the design of development proposals, particularly where they can be retained facing the street and minimise impact on any adjoining buildings of significance.

Development complements the front, side and rear setbacks of buildings identified under the Heritage Overlay.

New developments on the same allotment as a building identified in a Heritage Overlay maintain the prominence of the heritage building and not restrict the views of the heritage building from the street.

Developments adjoining or fronting public open space such as Melba Park and the Lilydale Warburton Rail Trail enhance surveillance of users of the public open space. Non transparent fencing and walls should be avoided.

Driveways and car parking

Developments include only one cross over to avoid impacts on roadside vegetation.

Garages and carports associated with new development are not visually obtrusive when viewed from the front street and are located behind the line of the buildings.

Larger developments integrate car parking requirements into the design of the development and encourage the use of undercroft or basement parking.

Driveways and car parking allow for vehicles to turn within the property and to exit the property in a forward manner.

Landscaping and front fencing

Developments retain existing trees where possible.

Landscaping provides for at least two canopy trees (with a maturity height no less than 8 metres) in the front setback. On development sites that have a width of more than 30 metres this should be increased to at least three canopy trees.

Front fences are low scale (below 1.2 metres in height) and generally reflect the typical fencing style of the street.

Landscaping and boundary treatments create a strong connection between the public and private realms.

6.0 Decision guidelines

None specified.

Regarding the RGZ1

This development aims to increase dwelling density to meet RGZ1 design objectives.

Units have been designed with upper-level recessed elements with variation in materials and articulation to minimize the appearance of upper-level bulk.

All proposed dwellings are only two storeys providing an appropriate transition from adjacent lots with proposed dwellings to be appropriately setback avoiding amenity impacts.

The proposed development follows the contour of the land minimizing site cut and fill.

Open space is provided allowing for numerous opportunities for tree plantings within the site.

Only one crossover is proposed and is double width ensuring a passing bay is provided. No garages face the street with forward access and egress provided.

No front fencing is proposed with a *side on* development to the court and neighbouring allotments that ensures an efficient use of the site ensuring dwellings within the development face into its own internal accessway in a similar direction as the remaining dwellings in Janson Place south west of the court bowl.

A future landscape plan can show numerous canopy tree locations on site including one on each side of the driveway entrance if required.

44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) 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, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To minimise the potential flood risk to life, health and safety associated with development.

To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.

To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

SCHEDULE TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

4.0 Application requirements

The following application requirements apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The boundaries and dimensions of the site.
- Relevant ground levels, to Australian Height Datum, taken by a licensed surveyor.
- The layout of existing and proposed buildings and works.
- Floor levels of any existing and proposed buildings, to Australian Height Datum, taken by a licensed surveyor.

Development plans show boundaries and site dimension with relevant ground and floor levels to AHD

Particular Provisions

52.06 CAR PARKING

Purpose

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

52.06-5 Number of car parking spaces required under Table 1

- 1 1 To each one or two-bedroom dwelling, plus
- 2 2 To each three or more-bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms)

52.06-8 Design standards for car parking

Design standard 1 – Accessways

Accessways must:

- Be at least 3 metres wide.
- Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.
- Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Transport Zone 2 or Transport Zone 3.
- Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

Design standard 2 – Car parking spaces

- Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.
- Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.

Design standard 6: Safety

- Car parking must be well lit and clearly signed.
- The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.

Car parking for development meets the guideline of CI 52.06

Two undercover parking places provided for each 3-bedroom plus dwelling at a minimum of 6m X 5.5m wide. Parking is sited and designed for surveillance by adjacent buildings. A total of 4 parking spaces provided.

Driveway is a minimum of 3m wide with internal radius of 4m at turning point where required for rear dwelling.

A minimum 6.1 x 7m passing lane is provided on site.

53.18 STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

Purpose

To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Requirements

An application to subdivide land:

- Must meet all of the objectives of Clauses 53.18-4 and 53.18-6.
- Should meet all of the standards of Clauses 53.18-4 and 53.18-6.

An application to construct a building or construct or carry out works:

- Must meet all of the objectives of Clauses 53.18-5 and 53.18-6.
- Should meet all of the standards of Clauses 53.18-5 and 53.18-6.

An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

53.18-4 Stormwater management objectives for subdivision

To minimise damage to properties and inconvenience to the public from stormwater.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

53.18-5 Stormwater management objectives for buildings and works

Standard W2

The stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The proposal will be connected to the existing stormwater system.

Any future building management plan as may be required by council can address erosion and sediment management as well as construction wastes as per any council specifications.

More information can be provided in any future council requests or permit conditions. A concept drainage plan is provided.

Clause 55 Standards

B1 Neighborhood Character

The design response must be appropriate to the neighbourhood and the site.

The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

The proposal has been designed to complement the character of the new subdivision providing dwellings constructed of similar materials with significant SPOS and limited to a maximum of two storeys. Further the large lot size will enable significant common areas and landscaping opportunities particularly along the northern boundary to soften the development scale with the northern NRZ which is already subject to some land use intensification. Plans also show a development that is site response following the contour of the land and irregular shape of the lot.

B2 Residential Policy

See preceding pages

B3 Dwelling diversity objective

Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:

- *Dwellings with a different number of bedrooms.*
- *At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.*

Units 2, 3, and 5-8 in this development are 3-bedroom units with all units featuring down stairs toilettes. Units 1 and 11 are 4-bedroom units with downstairs bedrooms with ensuites ensuring the development meets the diversity goal of B3.

The development also includes 3 two-bedroom dwellings, U4, U9 and U10.

B4 Infrastructure Objective

Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.

Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.

All reticulated services are available at this site.

B5 Integration with the street objective

Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.

Development should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Development next to existing public open space should be laid out to complement the open space.

Complies with standard.

Adequate vehicle and pedestrian links are maintained, and provided for. No front fencing is proposed. A single crossover will service all lots and allow both vehicular and pedestrian traffic as required.

B6 Street setback objective

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

<i>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</i>	<i>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser</i>
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Meets objective with a slight variation on the standard sought.

There were no side neighbouring sites at the time of writing this report. A 4m front setback is proposed for unit 1 and an approx 10.4m front setback is proposed for the other forward-facing unit 11. Due to the irregular alignment of this superlot to the remaining court bowl units 1 and 11 effectively face their proposed driveway and partially share side boundaries with neighbouring lots while addressing to some degree the street frontage. Both front doors of the forward units are visible from the street so we consider this an acceptable planning outcome and ensures internal consistency among the units within the complex.

B7 Building height objective

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.

Complies with standard.

The maximum height of any unit in the complex is 7.495m ensuring B7 is met and is also well under the maximum 13.5m of the RGZ1.

B8 Site Coverage Objective

The site area covered by buildings should not exceed:

The maximum site coverage specified in a schedule to the zone, or

If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

Complies with standard (maximum 60%).

Site coverage is of generous proportions, commensurate with similar consolidate lots within the area and at 33.39% is well under the 60% of the standard as per drafting drawings.

B9 Permeability objective

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

To encourage stormwater management that maximises the retention and reuse of stormwater.

The site area covered by the pervious surfaces should be at least:

- *The minimum area specified in a schedule to the zone, or*
- *If no minimum is specified in a schedule to the zone, 20 percent of the site.*

Complies with standard. (Exceeds min 20%)

Total site permeable surface area exceeds the minimum of that standard as per the drafting drawing; 45.23%. A preliminary drainage concept plan has been provided with this application with a full drainage plan to be submitted upon issuance of a permit.

B10 Energy efficiency objectives

Buildings should be:

- *Oriented to make appropriate use of solar energy.*
- *Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.*
- *Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.*

Complies with standard.

SPOS sited on the north for U1-4 and south east for U5 and west for 11. Units 6-10 have north facing balconies to meet SPOS requirements. Sufficient site setbacks and the siting of this lot south of the nearest northern neighbouring dwellings in Bounty Court ensure that no neighbouring solar systems are impacted. Dwellings all have North facing habitable room windows to take advantage of solar energy.

B11 Open Space objective

To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

Communal open space on the subject site consists of the common property area around the driveway. All dwellings have windows that face this area providing passive security.

B12 Safety Objective

Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.

Planting which creates unsafe spaces along streets and accessways should be avoided.

Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.

Private spaces within developments should be protected from inappropriate use as public thoroughfares.

Complies with standard.

Adequate windows near the front doors will ensure adequate passive security. SPOS is secure for all dwellings eliminating public views.

B13 Landscaping objective

To encourage development that respects the landscape character of the neighbourhood.

To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

Complies with standard.

A landscape plan to the satisfaction of the responsible authority can be provided with abundant space around the dwellings for canopy tree plantings and in the front setback.

B14 Access Objective

The width of accessways or car spaces should not exceed:

33 per cent of the street frontage, or

if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

The design response. The impact on the neighbourhood character. The reduction of on-street car parking spaces. The effect on any significant vegetation on the site and footpath.

Meets the objective.

A 6m width driveway and crossover will provide access to all units while allowing for a passing lane. The total frontage of the site that abuts the reserve west of unit 1 is 37m although some of this will be used for the side boundary of unit 1 in the complex. In this context it is to be noted that as this is a new subdivision and neighbourhood, we consider the accessway configuration to be the only logical outcome for this specific site to enable full utilization within the RGZ. The proposed site features double garages for each dwelling and provides for visitor parking in the rear for 3 vehicles reducing the need for on street parking for the units.

Unit 1 of the dwelling abuts a reserve enabling significant plantings on or near the footpath as may be required by the local authority meeting the decision guidelines. We request that the design response to B14 be seen as acceptable.

B15 Parking location objective

Car parking facilities should:

- *Be reasonably close and convenient to dwellings and residential buildings.*
- *Be secure.*
- *Be well ventilated if enclosed.*

Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

Complies with standard.

All parking is convenient and secure for residential dwellings with the single or double lockable garages provided for all units. No windows are within 1.5m of the accessway.

B17 Side and Rear Setbacks Objective

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- *At least the distance specified in a schedule to the zone, or*
- *If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.*

Complies with standard.

Unit 4 is the nearest dwelling to the northern boundary is setback 4.712m from the side boundary. The maximum wall height is 6.9m therefore requiring a 1.99m minimum side setback. The standard is exceeded.

Unit 5 is the nearest dwelling to the southern side setback and is setback 2.02m for its ground floor and 3.32m for the upper level. The maximum wall height is 6.9m therefore requiring a 1.99m minimum side setback. The standard is exceeded.

The rearmost unit in the complex has a rear setback 25m ensuring compliance. The standard is exceeded.

B18 Walls on boundaries objective

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:

- *For a length of more than the distance specified in a schedule to the zone; or*
- *If no distance is specified in a schedule to the zone, for a length of more than:*
 - *10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or*
 - *Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater.*

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Complies with standard.

There are no walls on external boundaries

B19 Daylight to existing window objective

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Complies with standard.

The proposed development is well clear of all existing windows.

B20 North facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

Complies with standard.

There are no north facing windows that can be impacted with a commercial zone south of the subject site.

B21 Overshadowing objective

To ensure buildings do not significantly overshadow existing secluded private open space.

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

Complies with objective. (see shadowing diagrams)

Properties and structures on the south of the subject site are all commercial warehouses with no north facing windows that can be impacted.

B22 Overlooking objective

To limit views into existing secluded private open space and habitable room windows

Complies with standard.

There are no views of neighbouring SPOS within 9m of the proposed windows for the 4 north facing units. Upper-level windows are all setback in excess of 9m from the northern boundary and ground floor units are all sited with under 800mm above NGL flooring and face a 1.8m high paling boundary fence.

B23 Internal views objective

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.

Complies with standard.

This objective is met. All windows have been designed to avoid overlooking of internal SPOS by upper-level design features and a 1.8m high internal fence and finished floor level below 800mm for ground floor windows. Unobscured upper-level windows will not overlook neighbouring SPOS within 45 degrees and 9m.

B24 Noise impacts objective

*To contain noise sources in developments that may affect existing dwellings.
To protect residents from external noise.*

Complies with standard.

Thicker walls between the units and abundant space around the dwellings in addition to the location of the site within a new residential subdivision ensure residents are protected from external noise. Protection from commercial site noise is aided by the siting of the dwellings on a lower NGL than the commercial dwellings with sections of a retaining wall and solid rear walls of two of the neighbouring factories further limiting noise.

B25 Accessibility objective

To encourage the consideration of the needs of people with limited mobility in the design of developments.

Complies with standard. A porch at the front door of the dwellings with no more than a single step for the proposed units provides easier access.

B26 Dwelling entry objective

To provide each dwelling or residential building with its own sense of identity.

Complies with standard.

The proposed development provides for 11 dwellings that are “easily identifiable” from the street or internal accessway and have been designed to include a porch for each unit to serve as a “transitional space around the entry”.

B27 Daylight to new windows objective

A window in a habitable room should be located to face:

- *An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or*
- *A verandah provided it is open for at least one third of its perimeter, or*
- *A carport provided it has two or more open sides and is open for at least one third of its perimeter.*

Habitable rooms of the proposed dwellings have “outdoor space clear to the sky” provided in the design.

B28 Private open space objective

- An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room
- A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or
- A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

Complies with the Standard

SPOS with a minimum width of 3m and minimum area of 25m² is significantly exceeded for all units except for units 6-10 where the minimum SPOS is provided for in balconies exceeding 8m².

Unit	SPOS Balcony m ²	SPOS m ²	POS m ²
1		239.81	251.58
2		194.94	165.24
3		120.27	117.55
4		101.06	114.88
5		76.97	106.51
6	10.6		40.13
7	10.6		40.38
8	10.6		44.34
9	8.3		50.31
10	8.3		50.13
11		75.24	103.02

B29 Solar access to open space objective

The private open space should be located on the north side of the dwelling or residential building, if appropriate.

The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the secluded private open space based on the sunlight it will receive

Meets the objective

SPOS is located on the north for units 1-4.

Complies for units 1-4.

Unit 5 has SPOS located north east of its dwelling with abundant solar access from the north.

Complies for unit 5.

Units 6-10 have northern SPOS to their balconies. Complies.

Units 11 has SPOS area west of its dwelling as well with a minimum 25m². Complies for unit 11

B30 Storage objective

Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.

Complies with standard.

External storage of 6m³ has been provided for units 1-5, and U11. U6-10 have 6m³ provided in the garages.

B31 Design detail objective

To encourage design detail that respects the existing or preferred neighbourhood character.

Complies with standard.

The proposed dwelling will be constructed of similar materials and construction style to other extant dwellings on the street with a brick veneer construction, aluminium windows and pitched colorbond roof. Windows, door and eave proportions will also be consistent with existing character. Overall, the proposal provides modern dwellings with traditional elements that is consistent with the existing and likely future built form of this area.

B32 Front fence objective

To encourage front fence design that respects the existing or preferred neighbourhood character.

No front fence is proposed forward of the dwellings.

B33 Common property objectives

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

Complies with standard.

Common property will consist of the driveway, and garden areas with visitor parking around the site. Common property will be easily delineated and easy to maintain.

B34 Site services objectives

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

Complies with standard. Bin enclosures, mailboxes and necessary provision for other services are provided for or can be easily facilitated and maintained on this site.