

Attachment 11: Multi-Unit Development Guidelines Assessment

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

Guideline reference as relevant	Proposal response
<p><u>Setbacks</u></p> <p>1.1.1 Front setback to comply with Standard B6</p> <p>1.1.2 The front setback should maximise permeability in RGZ.</p>	<p>See response in Clause 55 standard B6 section of this report.</p> <p>The layout of the site results in a narrow frontage to Janson Place. The provision of sufficient space for landscaping within the front setback, a condition to have no front fence to retain the open nature of the surrounding area, and acknowledging the site's Activity Centre location, all contribute to balancing the objective oppose to numerical value of B6.</p> <p>Permeability within the front setback is sufficient to accommodate an acceptable level of landscaping.</p>
<p><u>Orientation</u></p> <p>1.4.1 An asymmetrical facade design response is encouraged at street frontage.</p> <p>1.4.2 For dwellings positioned to the street frontage, locate habitable rooms (e.g. bedrooms, living areas) to the street at all levels to provide outlook.</p> <p>1.4.3 Living areas and private open space are encouraged at the ground floor to reduce reliance on balcony screening to side boundaries and increase side/rear setbacks.</p> <p>1.4.4 Dwellings behind the street frontage should position a minimum of 1 habitable room window and door to the common driveway at the ground floor to allow for passive surveillance and outlook.</p>	<p>Asymmetrical frontage façade is evident.</p> <p>Front facing Dwellings 1 and 11 would habitable sitting room windows at the first floor facing Janson Place. Given the narrow street frontage, ground floor windows face the internal accessway.</p> <p>Proposed secluded private open spaces (SPOS) are north-south orientation for Dwellings 1-4, with balconies facing south, and east-west orientation for the remaining dwellings, with balconies facing north.</p> <p>Whilst no habitable room windows are positioned to front the common driveway for Dwellings 1-3 and 5-6 inclusive, a window within the entry foyer adjacent to the front door will provide for passive surveillance. Dwelling 4 has a living room window facing the common driveway.</p>

<p>1.4.5 On east-west aligned lots, position private open spaces and living areas to the north (where appropriate).</p>	
<p><u>Large Lots</u></p> <p>1.6.1 Whilst larger lots allow for a greater number of dwellings, they should also provide for a more generous provision of open space, garden areas and permeable space.</p> <p>1.6.4 Rows of attached townhouses should accommodate breaks between forms for every 15m incorporating communal pedestrian paths and landscape through the site.</p>	<p>Permeability of the site is 44.78%.</p> <p>Generous open space particularly along the northern and eastern interfaces with adjacent properties.</p> <p>A visual break has been provided between Dwellings 9 and 10. Whilst not every 15m, given the constraints of the site and the design response, this is deemed appropriate and reasonable.</p>
<p><u>Building Height</u></p> <p>2.1.1 The maximum building height must accord with the relevant Zone and/or Overlay provision applied to the land.</p>	<p>Building height accords with the Zone. However, the proposed 8.065 metre high maximum height complies with Design and Development Overlay Schedule 7.</p>
<p><u>Building Massing</u></p> <p>2.2.1 Recessed upper levels are encouraged, however where ground floor setbacks to side boundaries exceed minimum requirements, sheer 2 storey forms may be acceptable (subject to facade design)</p> <p>2.2.3 Attached townhouses, of 4 or more dwellings, should include a minimum 4m wide central break to accommodate a visitor car space and large canopy tree. The location of the break should seek to align neighbouring private open space.</p> <p>2.2.6 Upper levels should not cantilever over the common driveway unless accommodating private open space and encroaches no more than 2m.</p>	<p>Upper floors are mostly recessed to avoid sheer wall appearance.</p> <p>A minimum 2.5 metre visual break has been provided at the first floor for Dwelling 1 and 2 interface.</p> <p>A minimum 2.0m wide break has been provided between Dwellings 9 and 11, breaking up the row of seven (7) dwellings. Whilst not central, this location was achievable given the site shape and constraints. A condition of permit will require this break be increased to 4.0 metres adjacent to the garages, and 2.0m at the kitchen/dining walls.</p> <p>Three (3) visitor car space are provided for this site.</p> <p>First Floor balconies do not cantilever over the common accessway, instead cantilevering over driveways to each dwelling.</p>

<p>2.2.7 Ensure dwelling entries are provided with weather protection such as a small awning or canopy and are step free for ease of access.</p>	<p>Dwelling entries have been provided with weather protection via a covered porch area.</p>
<p><u>Roof Form</u></p> <p>2.3.2 Skillion/angled roof forms are encouraged in front to back attached townhouse developments to minimise visual bulk from side boundaries.</p> <p>2.3.4 Where pitched roofs are commonly found in the streetscape, ensure the angle of the proposed roof generally reflects existing forms.</p>	<p>Skillion roof forms, whilst not an existing neighbourhood character, have been angled to reflect the prevailing pitched roof style.</p>
<p><u>Materials and Finishes</u></p> <p>2.4.2 Utilise materials to enhance the vertical proportions of the development particularly to side elevations</p> <p>2.4.3 Utilise materials and colours which complement existing dwellings in the street.</p> <p>2.4.4 Consider materials which exhibit depth, texture and fine grain details including (but not limited to) brick, stone, weatherboard, vertical timber cladding, powdercoated seam cladding, and precast concrete.</p>	<p>A mix of non-reflective materials are applied in alternation across the building to provide visual interest and reduce bulk. Materials include texture and depth in way of using render, vertical cladding and brick.</p> <p>Material and colour alternation across the floors adds interest, articulation and reduce bulk, particularly where sheer walls are present. Materials and colours are modern and complement the building era style.</p>
<p><u>Street Fence</u></p> <p>2.5.1 New developments (if unavoidable) should only adopt front fences (maximum 1.2m high) where they are currently found in the streetscape.</p>	<p>A condition of permit will ensure no front fence forward of Dwellings 1 and 11, maintaining an open frontage to Janson Place.</p>
<p><u>Landscaping</u></p> <p>3.1.3 For lots <20m in width 1 large tree or 2 medium trees are to be incorporated into the front setback (where no trees are currently found or retained in the front setback).</p>	<p>The front setback area provides adequate opportunity for the planting of two (2) medium canopy trees.</p> <p>A full Landscape Plan will be secured by a condition on permit.</p>

<p>3.1.5 A minimum of 1 medium height tree for every dwelling is to be accommodated within each private open space to provide shade and green outlook.</p> <p>3.1.6 New trees are encouraged be located between dwellings and within side or rear setbacks to ensure dwellings benefit from a canopy backdrop.</p> <p>3.2.2 Ensure planting species are drought tolerant and low maintenance to ensure longevity and climate resilience.</p> <p>3.2.3 A native planting palette is highly encouraged, in accordance with the Yarra Ranges Landscape Design Guidelines. Where an exotic landscape character is present along the streetscape, a mixed native and exotic palette is accepted.</p>	
<p><u>Access and parking</u></p> <p>4.1.1 Lots less than 20m wide should comprise a maximum of 1 crossover (no greater than 3m wide) to maintain pedestrian safety along footpaths.</p> <p>4.1.5 Driveway surfaces should reflect a shared road arrangement given its use as both pedestrian and vehicle access to dwellings.</p>	<p>Whilst the lot is wider than 20m the frontage to Janson Place is less than 20m. A double crossover is proposed to accommodate passing areas for vehicle entering and exiting the site.</p> <p>Dwelling entries are identified using porches and landscaping.</p> <p>Internal accessway complies with Clause 52.06-9 (Car Parking). Council’s Traffic engineering team raised minor concerns regarding the height of landscaping in garden beds between garages, and turning space for the Waste collection vehicle. These matters can be addressed via conditions.</p>
<p><u>Carparking</u></p> <p>4.2.3 Where possible, position garages behind the street frontage. Where garages or carports are positioned to the street frontage, site</p>	<p>All garages are located behind front dwelling.</p> <p>Doorways, landscaping areas and windows are incorporated along the garage filed internal accessway to break up the monotonous ‘garagescape’.</p>

<p>behind the dwelling façade to a minimum of 1m.</p> <p>4.2.5 Seek to separate garages with doorways and windows to avoid a monotonous 'garagescape' along the common driveway</p>	<p>Whilst more windows are preferred, on balance, given the site context in a Residential Growth Zone, and the design response with first floor balconies overlooking the common accessway, the proposed ground floor activation is deemed reasonable.</p>
<p><u>Private open space</u></p> <p>5.1.2 Private open space should be carefully sited to achieve solar access from the north.</p> <p>5.1.4 Private open space should incorporate areas for passive recreation (for sitting and entertaining) as well as areas for functional domestic uses such as clothesline and bin storage.</p> <p>5.1.6 Balustrades should be semipermeable to provide daylight to habitable rooms while complementing the overall design language of the dwelling.</p>	<p>All dwellings have private open space with a northern orientation. For Dwellings 1-5 inclusive, this is provided via ground floor private open space to the rear of the dwellings. For Dwellings 6-11 inclusive, this is via a north facing balcony, in addition to south facing ground floor private open space.</p> <p>Balustrades are translucent to maximise solar access and lighten the design appearance when viewed from the internal accessway.</p> <p>Clothesline and bin storage are conveniently located in service areas of private open space.</p>
<p><u>Screening and privacy</u></p> <p>5.3.7 Where windows require privacy screening consider the following alternatives.</p> <ul style="list-style-type: none"> • Fluted glass; • Fixed vertical louvres or battens; • Façade overhang; • Fixed louvres; or • Projecting window frames. 	<p>Obscure glazing or highlight windows have been utilised where privacy is required.</p>
<p><u>Services</u></p> <p>5.3.1 Air-conditioning units and bin storage should be carefully positioned as to not be visible from the street frontage and adjoining secluded private open space.</p> <p>5.3.2 External services equipment should be integrated sensitively into</p>	<p>Space for two (2) bins have been provided either in dwellings private open space, or within a communal enclosure adjacent to Dwelling 4. The bin enclosure is adequately screened from the public realm.</p> <p>Services metres and letterboxes are located along accessway near the Janson Place frontage.</p>

front setbacks utilising landscape or other screening methods. Consolidation and integration of services with mailboxes is encouraged.

5.3.3 Bin storage should be located to the rear of dwellings or within garages, accessible via gated path or through garage to the street frontage

5.3.4 Where bin storage is located along the common driveway, ensure designated and screened areas are provided to each dwelling to restrict views from the immediate streetscape.