

55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

55.02-1 Neighbourhood character objectives

- To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- To ensure that development responds to the features of the site and the surrounding area.

Standard No	Comments – Standards and Objectives Complies
Standard B1	<p>The objectives of Standard B1 (Neighbourhood Character) of ResCode call for development to be respectful of both the existing and preferred neighbourhood character, noting that:</p> <ul style="list-style-type: none"> • the residential growth zone seeks to provide housing at increased densities in buildings up to and including four storey buildings and to encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas. • The Design and Development Overlay DDO7 seeks to: <ul style="list-style-type: none"> ○ increase residential density and to provide for a range dwelling types within the housing consolidation area of Lilydale. ○ encourage the aggregation of existing lots allowing greater flexibility to design quality higher density residential development that complements the existing streetscape. ○ ensure new development is articulated and upper storey elements are not bulky or visually obtrusive. ○ ensure new development retains existing streetscape elements of setback and spacing between buildings. ○ ensure that the design of new buildings provides an appropriate transition of scale and form to buildings on adjacent lots. ○ protect the amenity of existing dwellings by confining higher built form to larger lots. <p>See assessment under the DDO12. It is noted that the dwellings have minimal presence in the streetscape, being behind the commercial building and being well setback from the street. They represent an appropriate built form response in a Commercial 1 Zone.</p>

55.02-2 Residential policy objectives

- To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

Standard No	Comments – Standards and Objectives Complies
Standard B2	<p>The proposal is consistent with the urban consolidation objectives contained within the Planning Policy Framework. The site is within a Activity centre, an appropriate location for increased housing development given the proximity of community facilities, open space and shops.</p>

55.02-3 Dwelling diversity objective

- To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Standard No	Comments – Standards and Objectives Complies

Standard B3	The proposal provides a different typology of housing to that predominantly found in the area.
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55.02-4 Infrastructure objectives

To ensure development is provided with appropriate utility services and infrastructure.

To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Standard No	Comments – Standards and Objectives Complies
Standard B4	The area is already serviced with the required utilities which should be easily provided for the proposed development.

55.02-5 Integration with the street objective

To integrate the layout of development with the street.

Standard No	Comments – Standards and Objectives Complies
Standard B5	The proposed dwellings provide a sense of address to the street on the east side of the street frontage. .

55.03 SITE LAYOUT AND BUILDING MASSING

55.03-1 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.

Standard No	Comments – Standards and Objectives N/A
Standard B6	No dwelling front setback is proposed.

55.03-2 Building height objective

- To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Standard No	Comments – Standards and Objectives Complies
Standard B7	Refer DDO12 assessment.

55.03-3 Site coverage objective

- To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Standard No	Comments – Standards and Objectives Complies
Standard B8	The site coverage of 55% is less than the maximum of 60% required by the standard

55.03-4 Permeability objectives

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

Standard No	Comments – Standards and Objectives Complies
Standard B9	Approximately 12% of the site area will contain permeable area which exceeds the minimum 20% required. However this is an acceptable design response in a Commercial 1 Zone. Conditions regarding on site detention and rooftop harvesting are recommended. See Sustainable Design Assessment. See Drainage referral. Proposal is acceptable.

55.03-5 Energy efficiency objectives

- To achieve and protect energy efficient dwellings and residential buildings.
- To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

Standard No	Comments – Standards and Objectives Complies
Standard B10 Buildings should be:	See Sustainable Design Assessment

55.03-6 Open space objective

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

Standard No	Comments – Standards and Objectives N/A
Standard B11	The site does not adjoin any public open space.

55.03-7 Safety objective

- To ensure the layout of development provides for the safety and security of residents and property.

Standard No	Comments – Standards and Objectives Complies
Standard B12	Refer

55.03-8 Landscaping objectives

- 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.

Standard No	Comments – Standards and Objectives Complies
Standard B13	Refer Vegetation Protection, Removal and Landscaping assessment in main report. The proposal provides an appropriate landscape response in a Commercial 1 Zone.

55.03-9 Access objectives

- To ensure vehicle access to and from a development is safe, manageable and convenient.
- To ensure the number and design of vehicle crossovers respects the neighbourhood character.

Standard No	Comments – Standards and Objectives Complies
Standard B14	Refer Traffic and access assessment in main report

55.03-10 Parking location objectives

- To provide convenient parking for resident and visitor vehicles. To avoid parking and traffic difficulties in the development and the neighbourhood.
- To protect residents from vehicular noise within developments.

Standard No	Comments – Standards and Objectives Complies
Standard B15	Refer Car Parking Assessment in main report

55.04 AMENITY IMPACTS

55.04-1 Side and rear setbacks objective

- To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard No	Comments – Standards and Objectives Complies
Standard B17	Refer to Clause 55 standard B17 Assessment in main report.

55.04-2 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.

Standard No	Comments – Standards and Objectives Complies
Standard B18	Refer to Clause 55 standard B18 Assessment in main report.

55.04-3 Daylight to existing windows objective

- To allow adequate daylight into existing habitable room windows.

Standard No	Comments – Standards and Objectives Complies
Standard B19	The setbacks of the walls of the dwellings to adjoining habitable room windows are adequate and satisfy the requirements of the relevant standard.

55.04-4 North-facing windows objective

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

Standard No	Comments – Standards and Objectives N/A
Standard B20	There are no north facing windows within 3m of the subject site

55.04-5 Overshadowing open space objective

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

Standard No	Comments – Standard and Objectives Complies
Standard B21	Refer to Clause 55 standard B21 Assessment in main report.

55.04-6 Overlooking objective

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

Standard No	Comments – Standards and Objectives Complies
Standard B22	Refer to Clause 55 standard B22 Assessment in main report.

55.04-7 Internal views objective

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

Standard No	Comments – Standards and Objectives Complies
Standard B23	Refer to Clause 55 standard B23 Assessment in main report.

55.04-8 Noise impacts objectives

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

Standard No	Comments – Standards and Objectives Complies
Standard B24	Refer to Clause 55 standard B24 Assessment in main report.

55.05 ON-SITE AMENITY AND FACILITIES

55.05-1 Accessibility objective

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

Standard No	Comments – Standards and Objectives Complies
Standard B25	All dwellings have lifts and will be attractive to people with limited mobility.

55.05-2 Dwelling entry objective

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

Standard No	Comments – Standards and Objectives Complies
Standard B26	Refer Traffic and access assessment in main report

55.05-3 Daylight to new windows objective

- To allow adequate daylight into new habitable room windows.

Standard No	Comments – Standards and Objectives Complies
Standard B27	Each window has been provided with at least 3 square light court, with 1m clear to the sky.

55.05-4 Private open space objective

- To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard No	Comments – Standards and Objectives Complies
Standard B28	Refer to Clause 55 standard B28 Assessment in main report.

55.05-5 Solar access to open space objective

- To allow solar access into the secluded private open space of new dwellings and residential buildings.

Standard No	Comments – Standards and Objectives Complies
Standard B29	The secluded private open space balcony of each dwelling is north facing and will have adequate solar access as required by the standard.

55.05-6 Storage objective

- To provide adequate storage facilities for each dwelling.

Standard No	Comments – Standards and Objectives Complies
Standard B30	Refer to Clause 55 standard B30 Assessment in main report.

55.06 DETAILED DESIGN

55.06-1 Design detail objective

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

Standard No	Comments – Standards and Objectives Complies
Standard B31	Refer to Design and Built Form assessment in main report.

55.06-2 Front fences objective

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

Standard No	Comments – Standards and Objectives N/A
Standard B32	No front fencing proposed

55.06-3 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.

Standard No	Comments – Standards and Objectives Complies
Standard B33	The common property will be limited to common accessways, which is practical in the context of the proposed design.

55.06-4 Site services objectives

- To ensure that site services can be installed and easily maintained.
- To ensure that site facilities are accessible, adequate and attractive.

Standard No	Comments – Standards and Objectives Complies
Standard B34	Refer to Sustainable Design and Waste Management assessment in main report.