

Multi-Unit Development Guidelines Assessment

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| Application | YR-2021/1040 |
| Address of the land | 266-268 Maroondah Highway, Chirnside Park |
| Proposal | Use of land for a Retirement Village, staged construction of buildings and works for a Retirement Village, Residential Aged Care Facility and dwellings, native vegetation removal (Manchester Road) and subdivision of the land. |

It is noted that only the townhouse component of the proposal at Stage 4 (Lot S6) needs to be assessed against this policy (excluding the apartment buildings). Further the retirement village independent living units at Stage 2 and 3 (Lot A), whilst not multi-dwelling development, is multi-unit townhouse style development and need to be assessed against this policy.

| Residential Design Guideline | Assessment |
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| <p>1.1 Front Setback: Maintain predominant front setback found within the street</p> | <p>The townhouse component at Stage 4 (Lot S6) proposal creates a number of new streetscapes internal to the site. Front setbacks are consistent and the development presents a cohesive built form to these new streets.</p> <p>The townhouses proposed as part of the retirement village (independent living units) at Stage 2 and 3 (Lot A) continues to present appropriate setbacks to Manchester Road.</p> |
| <p>1.2 Side & Rear Setbacks:</p> <ul style="list-style-type: none"> ○ Within GRZ a minimum of 4m rear setback is encouraged where adjacent to usable open space on adjoining lot to maintain 'backyard space' ○ No walls on boundaries is encouraged to promote ground level secluded private space ○ A minimum 2m setback is encouraged to promote ground level SPOS | <p>The townhouse component at Stage 4 (Lot S6) provides built form setbacks from the south boundary in accordance with the required setbacks</p> |

1.3 Garden Area, Site Coverage & Permeability:

- Garden Area of 35%
- Permeability > 30% encouraged
- Building Coverage not to exceed 50%

Garden area is not applicable under the provisions of the Residential Growth Zone.

Overall permeable surfaces in the proposal comprise 42% of the site area. Lot A has a permeability of 33%. Lot S6 has a permeability of 32%. The proposal meets the permeability requirements of the policy.

Building site coverage is below the 50% maximum specified with building site coverage being 29.9% of the site area. The proposal meets the building coverage requirements of the policy.

1.4 Orientation:

- For dwellings positioned to street frontage, locate habitable rooms to the street at all levels to provide outlook.
- Living areas and Private open space are encouraged at the ground floor to reduce reliance on balcony

The proposal provides good orientation and outlook from living areas and private open space to Manchester Road and proposed internal roads.

Whilst balconies are proposed for a number of townhouses open spaces are also proposed at ground level. The extent of reliance upon balconies is appropriate having regard to the proposal being located in the Residential Growth Zone, proximity to services and facilities and the extent of common open spaces provided throughout the development.

1.5 Slope Management:

- Excessive cut and fill to accommodate multi - dwellings is discouraged
- Maximise the area of private open space at the same level accessible from ground floor living areas.
- Split level dwellings should orient to the slope of the site to ensure floor levels match with those on neighbouring sites.

The proposal has responded appropriately to the slope of the land. Whilst extensive cut and fill works are proposed the slope of the land represents a significant site constraint and the proposal has responded appropriately to this constraint, maximising at grade open space provision and dwelling access with split level design minimised.

1.6 Large Lots (1500m² or greater):

- Generous provision of open space, garden areas and permeable space.

The proposal provides generous open space areas throughout and meets the requirements of garden area and permeability articulated in the policy.

The proposal distributes built form and landscape areas evenly over the site.

The design provides breaks in built form.

- Distribution of garden area throughout site considering future subdivision of lots
- Breaks in built-form for every 15m

2.1 Building Height:

- The maximum building height must accord with the provisions of zone and overlays.
- Double storey dwellings in predominately single storey streets are acceptable with generous side setbacks and recessive upper floors.

The proposal complies with the maximum building height requirements of the zone and planning controls.

Setbacks are appropriate and upper floors will not dominate the streetscape or adjoining secluded private open spaces.

2.2 Building Massing

- In GRZ, 2 storey townhouses should step down to 1 storey to the rear where located within 5m of the common boundary
- Minimum 4 metre wide central break to accommodate visitor car parking space and large canopy tree.
- Upper levels should not cantilever over the common access way unless accommodating private open spaces and encroaches no more than 2m.
- Ease of access through canopy or awning

The design provides appropriate transitions to sensitive interfaces, noting that townhouses do not interface with adjoining residential properties.

Scope for canopy tree planting is provided in streetscapes. Landscape plan required.

No cantilevering is proposed over common access.

No access issues.

2.3 Roof Form

- Skillion/ angled roof forms are encouraged in front to back to minimise visual bulk from side boundaries

Roof forms throughout lot A and S6 provide visual interest and minimise mass bulk issues.

2.4 Materials and Finishes

Appropriate materials and colours are proposed.

2.5 Street Fence

- New developments should only adopt front fences (max 1.2m high) where they are currently found in the streetscape

Front fencing has been minimised and open landscape character of the area is maintained.

3.1 Trees

- For lots >20m in width 2 large trees or 3 medium trees are to be incorporated into the front setback (where no trees are currently found or retained in the front setback).
- A minimum of 1 medium height tree for every dwelling is accommodated within each private open space to provide shade and green outlook.
- Trees to have permeable surface to surrounds of 3 metres minimum width. Trees in close proximity to each other may have 50% of area reduced for each subsequent tree e.g. 2 small trees 45m², 3 trees medium 100m² shared zones.

The proposal provides generous open space areas throughout and meets the requirements of garden area and permeability articulated in the policy.

The proposal distributes built form and landscape areas evenly over the site.

The design provides breaks in built form.

4.1 Crossovers and Driveways:

- Enhance the sense of address for individual dwellings through paving bands or alternative surfaces across the common driveway aligned to townhouse entries and building breaks.
- Ensure driveways comply with Clause 52.06-9 (Car Parking) and are a minimum 3m wide and have an internal radius of at

Design minimises crossovers to Manchester Road and proposed internal roads.

Turning areas are sufficient.

least 4 metres at changes of direction.

4.2 Car parking

- Consolidation of car parking into basement is encouraged. Basements or semi-basements can often be achieved on sites with a slope without expensive excavation. Basement car parking provides opportunities for larger ground floor private or communal open spaces in place of a linear at-grade driveway.
- Where possible, position garages away from the street frontage. Where garages or carports are positioned to the street frontage, site behind the dwelling façade to a minimum of 1m
- A maximum of 1 garage per lot visible from the street frontage is encouraged

Secure car parking is provided for dwellings.

Slope of the land has been used to provide rear parking on stage 4 (lot S6).

Car parking and vehicle access does not dominate internal roads or Manchester Road and where it fronts Manchester Road it is below street level and has minimal streetscape presence.

5.1 Private Open Space

- Secluded private open space should be located at the ground floor with a minimum 'usable' dimension of 3m plus a minimum 1m wide landscape buffer to any site boundary or internal fence line. Developments should comprise a mix of private open space at ground floor and balconies.

The proposal generally meets this policy requirement.

5.2 Screening and Privacy

- Where windows require privacy screening consider the following alternatives.

Internal overlooking impacts are not substantial. Overlooking of adjoining secluded private open space from townhouses complies with rescode requirements.

- Fluted glass;
- Fixed vertical louvres or battens
- Façade overhang
- Fixed louvres
- Projecting window frames.

5.3 Services

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

Conditions required to address bin storage and bin collection.