

22.0903/03/2011
C81**RESIDENTIAL AND MIXED USE DEVELOPMENT OF LESS THAN FOUR STOREYS IN BUSINESS 1, BUSINESS 2 AND PRIORITY DEVELOPMENT ZONES 1 & 2**

This policy applies to:

- residential development
- mixed-use development which includes a residential use

of less than four storeys (excluding basement levels) in the Business 1, Business 2 and Priority Development Zones 1 & 2, but excluding land within

- Design and Development Overlay 14 (DDO14) *Northcote Major Activity Centre*.
- Design and Development Overlay 16 (DDO16) *St Georges Road Corridor*.
- Design and Development Overlay 17 (DDO17) *Plenty Road Corridor*.

22.09-115/07/2010
C68**Policy Basis**

This policy builds on the design and built form objective in clause 19.03 and implements the strategies for housing diversity and urban design in the Municipal Strategic Statement.

22.09-215/07/2010
C68**Objectives**

The policy is structured around 12 design elements that address the following issues:

- Sustainability
- Design and materials
- Building heights
- Setbacks
- Dwelling diversity
- Car parking and vehicular access
- Street address
- Amenity impacts
- On-site amenity and facilities
- Waste management
- Equitable access
- Utility services

Each element includes one or more objectives and design guidelines to be used in the assessment of planning applications for residential or mixed residential and commercial development.

22.09-315/07/2010
C68**Policy**

It is policy to consider:

- the following clauses of the Darebin Planning Scheme –
 - 55.01

- 55.02-2 to 55.02-5
- 55.03-6 to 55.03-7 and 55.03-9 to 55.03-10
- 55.04-3 and 55.04-6 to 55.04-8
- 55.04-1 and 55.04-4 to 55.04-5 in relation to adjoining dwellings in a Residential zone
- 55.05-1 to 55.05-4 and 55.05-6
- 55.06-1 and 55.06-3 to 55.06-4; and,
- the objectives and design guidelines of this Policy.

in the assessment of residential and mixed use development of less than four storeys in the Business 1, Business 2 and Priority Development Zones.

22.09-3.1 Sustainability

15/07/2010
C68

Objectives

To establish a high standard of energy efficiency for the design, construction and fit out of multi-level development.

To minimise water use.

Design Guidelines

- Buildings are to be naturally lit and ventilated. Natural lighting and ventilation can be provided through the use of courtyard forms and the creation of a dual aspect for apartments or office units.
- On-site drainage system shall take into account the need for on-site stormwater detention or retention and re-use, and the scope for on-site stormwater infiltration.

22.09-3.2 Design & Materials

15/07/2010
C68

Objective

To require high standards of design and finish for multi-level development.

Design Guidelines

- Design should respect, without mimicking, the existing urban character of the area, including nearby residential streets.
- Design should pay particular attention to interface design, taking into consideration the orientation and position of adjacent buildings, the scale of the development, colour, materials and roof pitch.
- Design and building materials used should minimise the potential for graffiti.
- The design of new buildings should incorporate techniques to minimize their apparent bulk and the 'wedding cake' effect of progressive setbacks to upper levels such as:
 - the creation of a clear base, middle and top – preferably divided along prevailing horizontal lines such as those of adjoining verandahs or parapets
 - vertical articulation to break up long horizontal forms into smaller elements such as the expression of vertical circulation cores.

- The facades of new development should be modulated by porticos, balconies, verandahs and sun shade devices.
- Where upper levels of buildings will reveal blank walls to surrounding public spaces and nearby properties, these must be treated to reduce their visual impact.
- The design of exposed external walls, above the height of the street wall, should ensure that they are visually recessive through measures such as contrasting wall materials.
- Rooftop servicing and communication equipment should not be visible from public spaces.

22.09-3.3 Building Height

15/07/2010
C68

Objectives

To ensure that the height of new development responds to the existing urban context and neighbourhood character objectives of the area.

To ensure new development is appropriate to the scale of nearby streets, other public spaces and buildings.

To protect sunlight access to public spaces.

Design Guidelines

- Building height should be determined by the application of the other elements of this policy and having regard to:
 - Site context, including the scale and character of surrounding development and the nature and sensitivity of surrounding land uses.
 - Site characteristics, including area, dimensions, topography, orientation and outlook.
 - Existing use, including nature, hours of operation, generation of noise, odours, light, dust and other external nuisances, traffic generation, vehicle access and parking
 - Existing development on the site, including height, bulk, and site coverage.

22.09-3.4 Setbacks

15/07/2010
C68

Objective

To protect adjoining residential development from unreasonable amenity impacts due to overshadowing and overlooking from multi-level residential development.

Design Guidelines

- On sites within a Business 1, Business 2 or Priority Development zone buildings should extend across the full width of the front boundary at ground level. No front or side setback from a street is required for up to 3.5 metres higher than the prevailing building height in the street, to a maximum height without setback of ten (10) metres. Any part of the building above that is to be set back a minimum of 1.5 metres per level.

22.09-3.5 Dwelling diversity

15/07/2010
C68**Objective**

To provide a range of dwelling sizes and types.

Design Guidelines

- Development is to provide residential apartments with a range of living and bedroom configurations to promote housing affordability and choice.

22.09-3.6 Car Parking & Vehicle Access15/07/2010
C68**Objective**

To ensure that adequate arrangements for vehicle access and parking for residents and visitors are provided.

Design Guidelines

- Vehicle crossings to street frontages in commercial or business areas are discouraged.
- Where available to the site, vehicle access for a development is to be provided from a side or rear street, lane or right-of-way.
- Council will consider reduced parking requirements for developments within 400 metres of a train station where the proposed parking, access and transport arrangements can be justified.
- Adequate lighting to access points off rear laneways will be required.
- All parking areas need to be well lit, and parking structures should be designed to ensure parked cars are not visible from public areas and adjoining buildings.
- Access requirements for emergency services are to be accommodated.

22.09-3.7 Street Address15/07/2010
C6815/07/2010
C68**Objectives**

To promote opportunities for innovative land use mixes in new development, including commercial office space and home offices.

To promote active building frontages at ground level and visual and functional interaction between the footpath and new buildings.

Design Guidelines

- Where a proposed development is located in a core retail area of a Business 1, Business 2 or Priority Development zone the ground level frontage of the building facing the street should be designed and used for retail or other approved business purposes.
 - In core retail areas, development is to provide continuous weather protection to the footpath.
 - Development is to provide for an active frontage to the footpath through the inclusion of generous glazing, openings or other design techniques that promote visibility and accessibility between the footpath and the building.
 - Development should provide an attractively designed and finished interface between the building and the footpath.
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- Development is to provide an attractive, recognisable and accessible pedestrian access point from the street to the residential component of the building.
 - Advertising signs should be designed as integrated and visually cohesive elements of the building design.
 - External public and communal spaces are to be adequately lit and clearly visible from within adjacent buildings.
 - Internal communal spaces are to be clearly visible before entering the space.
 - Any recesses in the ground floor front facade of a building built to the street boundary are to be no more than 300 millimetres deep and no less than one metre wide.
 - Mail boxes are to be located close to the pedestrian entry.

15/07/2010

22.09-3.8

Amenity Impacts, Including Overshadowing and Overlooking

15/07/2010
C68

Objective

To ensure that multi-level development is on a site large enough to minimise unreasonable overshadowing and overlooking of residential development.

Design Guidelines

- Development is to avoid or minimise overlooking of neighbours. Screens or other corrective techniques to provide privacy are to be minimised and if used, are to be designed as integrated and visually cohesive elements of the building design.
- Surface treatments should use low reflectivity surfaces.
- Servicing equipment is not to be located where it will cause a noise nuisance to adjacent properties.

22.09-3.9

On-Site Amenity and Facilities, including Private Open Space

15/07/2010
C68

Objective

To provide an adequate level of residential amenity for residents including provision of noise attenuation measures to protect residents from noise created as a part of the normal business and entertainment functions of activity centres.

Design Guidelines

- Development is to meet the objectives of clause 55.05.
- Development is to incorporate weather protection to private open space. These elements are to be designed as integrated and visually cohesive elements of the building design.
- Development is to make adequate provision for natural light and ventilation to habitable rooms, including bedrooms.
- Dwellings are to be designed to minimise the impact of on-site external noise sources.
- Residential development is to incorporate appropriate noise attenuation measures to minimise the potential impact of noise generated by nearby business, commercial and entertainment uses as part of their normal operations. An acoustic assessment report may be required to demonstrate the effectiveness of proposed measures.
- In larger residential developments, communal open spaces should be provided to allow for recreational uses such as a garden, courtyard and BBQ facilities and utility uses such as open air clothes drying.
- Communication devices, cabling, antennas and plant should be integrated into the building design, consolidated and rationalised wherever possible and not visible from the surrounding streets.

22.09-3.10 Waste Management

15/07/2010
C68

Objective

To provide for on-site storage of waste.

Design Guidelines

- A waste management plan which identifies the location for on-site storage and arrangements for bulk storage and collection of refuse (including recyclable waste) is to be submitted.
- Waste disposal facilities are to be carefully located so as not to pose amenity or health risks to the occupants of the development or abutting uses.

22.09-3.11 Equitable Access

15/07/2010
C68

Objective

To provide adequate standards of access to and within multi-level development for older people or people with disabilities.

Design Guidelines

- Any part of the building to which the general public is to have unrestricted access is to be designed and constructed to avoid discrimination in the provision of access.

22.09-3.12 Utility Services

15/07/2010
C68

Objective

To ensure that local utility services are adequate to handle the loads imposed by multi-level residential development.

Design Guidelines

- Council will consult with the relevant utility service providers for water supply, sewerage, stormwater drainage and power in relation to the adequacy of utility services to support the development proposed.

Policy reference

High Street Study Urban Design Framework, David Lock Associates and Planisphere, 2005.

Guidelines for Higher Density Residential Development, Department of Sustainability & Environment, 2004

Preston Central Structure Plan 2006 City of Darebin & David Lock Associates