RESIDENTIAL DEVELOPMENT OF FOUR OR MORE STOREYS

This policy applies to any residential development of four (4) or more storeys, including a mixed use development with a residential component.

22.01-1 Policy Basis

This policy:

- Builds on the State Planning Policy Framework objectives in Clauses 11 (Settlement), 15 (Built Environment and Heritage), 16 (Housing), and 17 (Economic Development).
- Implements the Local Planning Policy Framework objectives in Clause 21.06 (Residential Land Use), 21.09 (Moonee Ponds Activity Centre), 21.21 (Mount Alexander Road) and 22.06 (Residential Design Provisions).
- Complements the Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004) and the City of Moonee Valley Design Guidelines for Multistorey Residential Buildings, December 2003 by providing additional local guidelines to be used in the assessment of applications for developments of four or more storeys that have a residential component.

22.01-2 Objectives

General

Development should achieve a balanced outcome that reflects sensitivity to both surrounding land uses and existing neighbourhood character or any preferred character identified in the Local Planning Policy Framework together with the need to provide a greater diversity of housing choice.

Design Elements

The policy is structured around 11 design elements that address objectives of the following issues:

- Context and building design
- Streetscape and urban design
- Setbacks and site coverage
- Building height and silhouette
- Internal circulation, space and building adaptability
- On-site amenity and liveability
- Off-site amenity
- Parking and traffic access
- Landscaping and fencing
- Environmental sustainability
- Service infrastructure

Each design 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.
22.01-3 Policy

In the assessment of residential and mixed use development of four or more storeys, it is Policy to consider:

- Clause 22.13-4 of the Moonee Valley Planning Scheme.
- The objectives and guidelines of this policy. Proposals should address the Design Guidelines outlined in this document. The Design Guidelines represent a recommended technique for achieving each of the Design Objectives for each Design Element. Variation to Design Guidelines may be considered if it can be demonstrated to the satisfaction of the Responsible Authority that an equivalent or better design outcome can be achieved by the variation. In considering a variation to the Design Guidelines, the Responsible Authority should have regard to the provisions of any overlays applying to the land and the objectives of this Policy.
- The Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004).

22.01-4 Application Requirements

In addition to the application requirements of Clause 52.35, applications must be accompanied by the following information:

Site Plans

A fully dimensioned and scaled site plan showing:

- The proposed development.
- Existing and proposed conditions.
- Key features of adjoining sites including building envelope of existing buildings, location of windows and private open space and any other noteworthy features.
- Fully dimensioned and scaled floor plans and elevations showing the proposed development.
- A three dimensional representation of the proposed development within the streetscape.
- Streetscape elevations articulating the existing streetscape, the proposed development and how the proposal sits within the elevation.
- Shadow diagrams to show the extent of shadows to adjoining areas; information which shows the form of the proposal as oblique views from neighbouring streetscapes where any part of the proposal will be visible; and the proposed development’s landscape and public domain.

22.01-5 Design Element – Context and Building Design

Design Objectives

- To achieve contemporary development that is innovative, legible and designed in a manner that responds to its location and context.
- To encourage development that provides and appropriate degree of visual interest and design articulation at ground and upper levels.
Design Guidelines

New Development should:

- Respond to the built form and urban design characteristics of its strategic context and location, as identified in the site analysis and design response.
- Avoid architectural mimicry and consider whether or not the forms and architectural features of buildings in the area are appropriate to new taller building forms.
- Exhibit a high standard of architectural and urban design through the presentation of integrated building forms that have a sense of address and clearly articulated façade elements.
- Reflect the important horizontal and vertical patterns of local building stock through careful definition of building levels, entries, fenestration and the proportion and division of solid and transparent façade elements.
- Highlight key corners or intersections through the use of projections, detailing and massing that presents to its surroundings and street frontages.
- Provide a reasonable level of transparent treatment (e.g. windows, voids, etc) within the front and side building setbacks.

Design Objectives

To ensure new development makes a positive contribution to the primary streetscape amenity through the development of active street frontages that encourage pedestrian activity and enhance public safety and experiences.

To encourage an active frontage at street-level where the underlying zone promotes these uses.

To enhance and create visual and physical links to adjoining streets, public transport and/or key community facilities when developing large or consolidated sites.

Design Guidelines

New development should:

- Provide a clearly articulated building façade with well defined architectural entries, designed to maximise opportunities for visibility into and out of the building entry from the streetscape.
- Incorporate an active interface at the footpath level, with clear articulation above the first floor, when built to a street frontage.
- Apply surface treatments and finishes to street frontages (or adjoining residential interfaces) that are non-reflective.
- Use lighting to appropriately highlight building design features (including entries).
To ensure that the siting of new development responds to the context of the site including
neighbourhood character.

To ensure that siting of the new development does not adversely affect the preferred
neighbourhood character including off-site amenity impacts.

Design Guidelines

New development:

- At the fourth level and above, should have a minimum setback of 4.1m where the
development is built to the front property boundary at ground floor and/or lower levels.

- In residential zones walls may be built to side and rear property boundaries to a height of
3m for up to 10m plus 25% of the remaining length of the boundary line and should be
setback proportionate to the height of the wall.

Design Element - Building Height and Silhouette

Design Objectives

- To ensure that the height of new development recognises the prevailing heights and context
of the area where it will be located or any relevant preferred character statement that
applies to the area.

- Ensure that the roof forms of new developments make a positive contribution to the city’s
skyline and silhouette without dominating the city’s skyline.

Design Guidelines

New development:

- At street frontage (and sideage) should respond to differences in building heights and the
scale of neighbourhood built form by stepping down to a maximum height of 1 storey more
than the lowest adjoining building at that interface.

- At other interfaces should respond to the prevailing building heights identified and may be
up to a maximum of 2 storeys higher than adjoining buildings at that interface.

- On corner sites may be up to 3 storeys higher than adjoining buildings through the
projection of architectural features or other effects that highlight junctions of main or
arterial roads.

- Should incorporate integrated roof forms that reinforce building design themes.

Design Element - Internal Circulation, Space and Building Adaptability

Design Objectives

- To ensure new development provides appropriate dwelling access, amenity and liveable
spaces that may be adapted as residents needs change.

Design Guidelines

New development should:
Include design features that will aid the ease of circulation and movement of people with limited mobility and visual impairment into and through the building.

Provide adequate storage areas both within and outside each dwelling, including convenient access to at least 6m³ of externally accessible, secure storage space for the use of each dwelling.

22.01-10 Design Element - On-Site Amenity and Liveability

Design Objectives

- To ensure that new residential development provides private and/or communal open space that is functional, safe, solar orientated, well ventilated and meets the needs of residents.
- To ensure that new development provides a sufficient level of acoustic protection in internal spaces and habitable rooms from unreasonable levels of noise generated from adjoining land uses and activities or from other dwellings and the operation of building infrastructure.
- To ensure that new development provides an appropriate level of natural daylight into internal spaces and habitable rooms.
- To ensure that new development provides dwellings that have an appropriate aspect and view of the public domain.

Design Guidelines

New development should:

- Include dwellings with natural cross ventilation through the inclusion of operable openings on walls facing two different directions.
- Establish useable private open spaces at both the ground and upper levels that are designed as an extension of the interior and directly accessible from internal living spaces. Upper level balconies or deck areas should be a minimum area of 8m² and a minimum dimension of 2m.
- Be designed to prevent overlooking of more than 50 percent of secluded private open space of a lower-level dwelling or residential building directly below and within the same development.
- Be designed to minimise the transmission of noise between dwellings and business services or plant rooms and demonstrate that the development meets relevant noise attenuation standards such as SEPP N1 – Control of noise from Commerce, Industry and Trade.

22.01-11 Design Element - Off-Site Amenity

Design Objectives

- To ensure that new development does not significantly overshadow adjoining residential private open space or public facilities such as parks and gardens or important streetscapes.
- To ensure that new development does not unreasonably prejudice the use of adjoining and/or nearby land users to enjoy privacy.
- To ensure that new development provides a sufficient level of acoustic protection from unreasonable levels of noise generated from the development to adjoining land users, including the operation of building equipment.
Design Guidelines

New development should:

- Avoid unreasonable impact on the amenity of adjoining residential properties due to visual bulk; overshadowing of existing dwellings, parks, squares, footpaths, roads river corridors and other public places.

- Ensure that on an adjoining residential property in a residential zone, at least 75 percent of 40m² of private open space (with a minimum dimension of 3m) should receive a minimum of 5 hours of sunlight between 9am and 3pm on the 22 September.

- Be arranged to avoid or minimise the overlooking of neighbouring residential properties rather than relying on screening or other corrective techniques. Where screening techniques are required, views should be screened to a height of 1.7m.

- Be designed to protect adjoining land users from noise originating from the development particularly from buildings services or plant equipment and demonstrate that the development meets relevant noise attenuation standards such as SEPP N1 – Control of Noise from Commerce, Industry and Trade.

22.01-12 Design Element - Parking, Traffic and Access

Design Objectives

- To ensure that multistorey residential buildings provide an adequate number of on-site parking spaces to meet the needs of residents, visitors and demand generated by any other uses included in the development.

- To ensure that new development facilitates the safe use of bicycles, pedestrian access and activity.

- To ensure that new development only generates traffic volumes that can be accommodated by the surrounding street network.

- To ensure that new development provide parking facilities, car park access and loading areas that are well designed and do not adversely affect the visual or pedestrian amenity of the streetscape.

- To ensure that new development is provided with clearly identified, legible and safe vehicle access that does not result in congestion, vehicle banking or detrimentally affect the operation of main road intersections.

Design Guidelines

New development should:

- Avoid sub-basement car parking where it is visible from the street frontage and where it may diminish the opportunity for ground level activity or pedestrian access.

- Incorporate car parking facilities on-site that are safe, well-lit, adequately ventilated, convenient to all dwellings and residents.

- Minimise the number of access points to on-site car parking from any road, provide a minimum setback to enable vehicles to ‘pull in’ and provide clearly delineated vehicle crossovers to ensure minimal disruption of the pedestrian environment and traffic flows.

- Utilise side or rear access from local streets and lanes for access to surface or basement car parking and provide a recessed area or other agreed traffic control measures to accommodate additional traffic generated by vehicles entering the carpark facilities, to the satisfaction of the Responsible Authority.
- Permit the safe and efficient movement of vehicles within on-site car parks that enable entry and exit in a forward direction.

22.01-13 Design Element - Landscaping and Fencing

Design Objectives

- To ensure that new development provides an appropriate landscape plan that respects the landscape character of the streetscape and neighbourhood and identifies opportunities for the retention of mature vegetation on the site.

Design Objectives

New development should:

- Protect and retain significant existing vegetation on site wherever possible and be sited an appropriate distance from existing vegetation to ensure its ongoing and sustainable maintenance.
- Propose landscape materials that are complementary to the landscape and environmental character of the locality and should avoid at all times recognised environmental weeds.
- Allow for the establishment of contained landscaped plantings on upper level terraces, decks or balconies that make a contribution to both the internal amenity of a dwelling and the public domain.
- Not use front and side setbacks for ancillary services, car parking, basement car parking ventilation shafts or major promotional signs and ensure that the use of side boundary setbacks does not compromise opportunities for substantial planting or have an adverse visual impact on adjoining land.
- Adopt soft landscape treatments in particular at the ground level, and within front and side setbacks.
- Limit the extent of basement parking to the property boundaries so as to accommodate for the sustained growth of ground landscape along boundaries.
- Encourage landscape and boundary effects of the highest standard that are durable, vandal resistant and in keeping with the overall building image.

22.01-14 Design Element - Environmental Sustainability

Design Objectives

- To ensure that new buildings are designed to maximise energy efficiency and water conservation.
- To reduce the impact of stormwater run-off on the drainage system and encourage on-site stormwater infiltration.
- To encourage the use of robust and sustainable materials in building that will be durable and require minimal maintenance.
- To encourage landscape design that contributes to the energy efficiency of the development and minimises water use.

Design Guidelines
New development should:

- Consider the use of architectural measures (such as integrated louvers, canopies or recesses) that will protect windows from direct summer sun and allow access to winter sun.
- Identify opportunities for sensitively located photo-voltaic (solar) panels.
- Ensure that in residential zones at least 20 percent of the site area is permeable to accommodate for on-site infiltration of storm water.
- Limit the use of non-renewable construction materials and utilise building materials that are low in embodied energy.
- Adopt a waste management strategy that provides for the recycling of construction and household waste.

22.01-15 Policy References
