

3

HOPETOUN STREET, NORTHCOTE

Town Planning Report
CONSTRUCTION OF TWO THREE-STOREY DWELLINGS
December 2023

P2 URBAN
PLANNING
& DESIGN

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1. Introduction

P2 Planning Consultants have been instructed to assess the merits of the planning application for the construction of two three-storey dwellings at No. 3 Hopetoun Street, Northcote.

The existing dwelling on-site is to be demolished.

The subject site is located within a General Residential Zone - Schedule 2 and is affected by a Design and Development Overlay – Schedule 14 and a Development Contributions Plan Overlay -Schedule 1.

Of relevance, the site is made up of 2 parcels of land which means a/one dwelling is an 'as of right' use and can be constructed on each lot. The application in this instance can be lodged as:

- One dwelling per lot, which would require three Clause 54 applications, or as
- Two or more dwellings per lot, which requires one Clause 55 application.

In this circumstance we have chosen to apply for a two or more dwelling on a lot application as this is the most straight-forward approach in regards to efficiency, required documentation and application processes.

This report assesses the planning merits of the proposal and its consistency with the relevant Municipal Planning Strategy, Planning Policy Framework and controls of the Darebin Planning Scheme.

In preparation of this report an inspection of the site and surrounds was conducted.

This planning report should be read in conjunction with architectural plans prepared by Pro Planning Pty Ltd that have been submitted to Council.

The report provides:

- A description of the subject site and surrounding urban context;
- A description of the proposed development;
- An outline and assessment of the applicable statutory planning framework;
- An assessment of Neighbourhood Character considerations;
- An assessment against Clause 55 of the Darebin Planning Scheme;
- An assessment against Clause 52.06 – Car Parking of the Darebin Planning Scheme.

Site Location & Surrounds

New development generally incorporates modern architecture with the use of face brickwork, Colorbond and timber Cladding, rendered finishes and flat roof forms. More recently a number of side-by-side dwellings have been constructed in this context, which generally include two crossovers from the street, boundary walls and reduced private open space areas.

Public Transport & Access

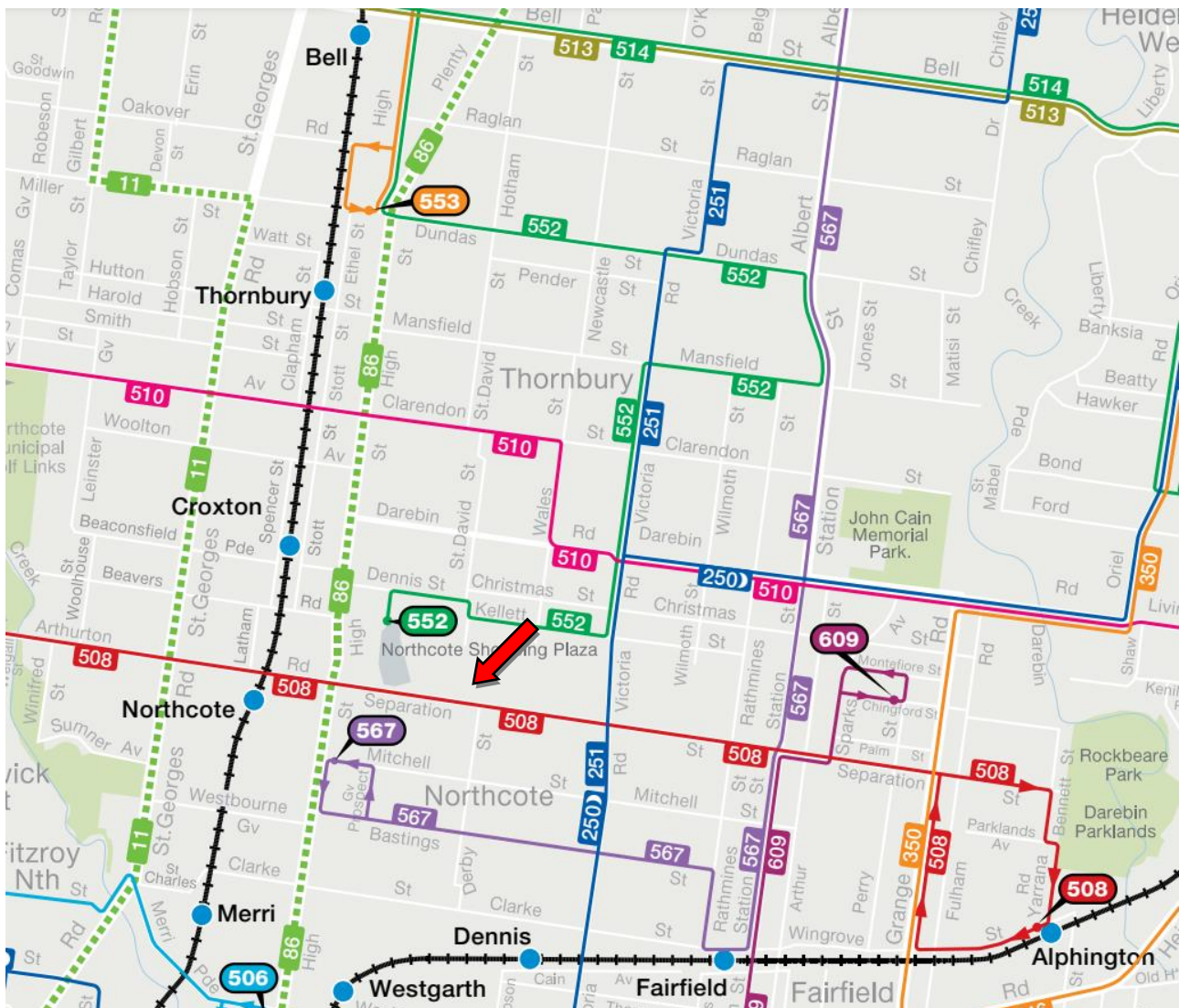
The subject site has a high degree of access to shops, employment and services via public transport and is located within the boundaries of the Principal Public Transport Network Area.

The Northcote and Croxton Train Stations are located to the west.

Tram Route 86 that travels along High Street is located to the west.

Bus Routes 552, 508, 510 and 251 stop within convenient walking distance from the subject site. These accessible bus routes connect to nearby train stations, tram routes and a number of activity centres within the municipality.

Figure 2. Location Map showing the subject site and surrounding public transport - (Subject Site →)



The Subject Site

The subject site is made up of two titled allotments and is located on the eastern side of Hopetoun Street.

The site has a combined frontage to Hopetoun Street that measures 12.6 metres, a maximum length of 25.87 metres and a total area of 326 square metres.

The site currently contains a single storey brick dwelling with a pitched and flat roof. The dwelling is setback 3.2 metres from the front boundary, is constructed to the northern/side boundary and is setback 5.5 metres from the southern/side boundary.

The site has its vehicle access point via a crossover located along the southern side of the property frontage that connects to a side driveway and open car parking area.

Minimal landscaping is present within the front setback.

No easements and/or restrictive covenants are indicated in the certificate of title.

Below are two streetscape photos of the subject site.



Photo 1: Subject Site – 3 Hopetoun Street, Northcote – Streetscape View

3 Hopetoun Street, Northcote

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Darebin City Council Received 31-01-2024



Photo 2: Subject Site – 3 Hopetoun Street, Northcote – Streetscape View
 Note: The existing vehicle crossover and interface with the property to the south

Northern Interface

To the north is a single fronted property that has been recently developed with a single-storey brick dwelling.

The dwelling is setback a minimum of 3.1 metres from the street boundary and is entirely constructed to the southern/common side boundary.

The dwelling does not have any habitable room windows that face the subject site.

Vehicle access is via a crossover located on the southern side of the property frontage that connects to a single car garage.

The dwellings rear yard has a side interface with the subject site.

Minimal landscaping is present within the front setback.

Further north are a number of properties that have been developed with new dwellings, which consist of side-by-side development and both two and three storey heights.

Below is a streetscape photo of the neighbouring property to the north of the subject site.



Photo 3: Neighbouring property to the north – 5 Hopetoun Street, Northcote
Note: The boundary wall interface with the subject site.

Southern Interface

To the south is a property located on the corner of Hopetoun and Separation Street. The property has been recently developed with two double-storey dwellings that have been configured to each front a streetscape.

The dwelling closest to the subject site is setback 3.1 metres front the Hopetoun front boundary and is constructed to the northern/side common boundary.

The dwelling has one habitable room windows/sliding door on the upper level that faces the subject site. The door is setback 4.1 metres from the common boundary.

This dwelling has a reverse living layout and has balcony secluded private open space located above its garage that extends to the side common boundary.

Minimal landscaping is present within the front setback.

Also to the south is the rear of a property – 117 Separation Street that backs onto the side boundary of the subject site. The property is developed with a double brick dwelling that is setback a between 7 metres and 10.5 metres from the common boundary.

Below is a streetscape photo of the neighbouring property to the south that fronts Hopetoun Street that has an interface with the subject site.



Photo 4: Neighbouring property to the south – 115 Separation Street, Northcote
Note: The boundary wall interface with the subject site.

Western Interface

To the west on the opposite side of Hopetoun Street is All Nations Park, which is a large parcel of reserve land that consists of playgrounds, walking tracks and picnic areas.

Further west is the Northcote Plaza.

Below is a streetscape photo of the parkland directly opposite the subject site.



Photo 5: Streetscape view of the large parkland opposite the subject site.

Eastern Interface

To the east the subject site backs onto a large property that contains three detached double-storey walk-up flat buildings. The complex has a large car parking and common area and is accessed via Separation Street.

The subject site has an interface within one of these building that is setback 3 metres from the common boundary. The building has a number of habitable room windows that face the subject site located on both the ground and upper level. These windows are setback 3 metres from the common boundary.

3. The Proposal

Particular details of the proposal are as follows.

Development Summary

Site Area:	326m ²
Number of Dwellings:	2
Number of Bedrooms:	2 x three bedroom
Building Site Coverage:	58%
Permeability:	22%
Garden Area:	N/A
Resident Parking On Site:	4
Visitor Parking:	N/A
Bicycle Parking:	2

Site Layout & Setbacks

Dwellings proposed are three-storey, have a side-by-side layout and both front Hopetoun Street.

Dwelling 1 has a conventional layout.

Dwelling 2 has a reverse living layout.

The dwellings are setback between 3.19 metres and 5.3 metres from the front boundary, 5.3 metres on the first floor and 6.96 metres on the second floor from the front boundary.

The ground level and a component of the first floor of Dwelling 1 are proposed to be constructed to the northern boundary.

The garage and bathroom wall of Dwelling 2 is proposed to be constructed to the southern boundary.

The boundary walls proposed are opposite and abutting neighbouring boundary walls.

The remainder of the ground floor has been setback between 1.2 metres and 1.6 metres from the southern boundary and between 2.2 metres and 5 metres from the rear/eastern boundary.

The first floor has a light court of the northern elevation that is setback 1.6 metres from the northern boundary, the southern elevation has been setback 1.7 metres from the southern boundary and eastern elevation setback between 2.2 metres and 5 metres from the rear/eastern boundary.

The second floor has been setback 1 metre and 1.6 metres from the northern boundary, 3.8 metres from the southern boundary and both 6 metres and 8.7 metres from the rear/eastern boundary.

The development has a maximum building height of 10.38 metres from natural ground level.

The dwellings have wall heights ranging between 6.9 metres and 9.1 metres from the natural ground level.

Dwelling Layout & Private Open Space

Dwellings each contain three bedrooms and comprises of a kitchen, meals, and living area, a retreat room and associated amenities.

All living areas and bedrooms in the development have access to natural light, via adequately sized windows. Windows can be opened to 1 metre squared, and provide excellent light penetration and cross ventilation capabilities.

Upper level habitable room windows on the developments north, east and southern elevations are provided with fixed obscure glazing to a height of 1.7 metres above the finished floor level to restrict any external downward views into neighbouring properties.

Dwelling 1 has ground level SPOS.

Dwelling 2 has balcony SPOS.

Both dwellings have additional ground level and balcony private open space areas.

All secluded private open space areas have direct access via living areas, and have access to northern sunlight.

The following gives a breakdown of private open space areas provided for each dwelling.

Dwelling No.	Balcony Area/SPOS	Rear Private Open Space	Front Open Space	Total
Dwelling 1	9m ²	31m ²	8m ²	48m²
Dwelling 2	10m ²	27m ²	9m ²	46m²

Vehicle & Pedestrian Access

Individual entrances have been provided for each dwelling.

Dwellings are provided with their front doors facing Hopetoun Street.

Front doors are identified from the streetscape by directional landscaping and prominent front porches.

Two vehicle crossovers are required.

The existing crossover located on the southern side of the property frontage is to be retained and used for Dwelling 2. This crossover will be shifted south and realigned with the garage.

A new crossover located on the northern side of the property frontage is proposed and to be used for Dwelling 1.

Both crossovers have a width of 3 metres.

Car & Bicycle Parking

Dwellings are each provided with a single car garage and uncovered tandem car space.

No visitor car space is required.

Bicycle parking can be accommodated within individual rear yards of each dwelling.

Architectural Design/Building Materials & Finishes

The development adopts a contemporary form of architecture.

The development includes face brickwork on the ground and upper levels broken up by render, timber and metal batten cladding on the upper level and aluminium framed glazing.

A flat roof form has been provided.

The upper level built form has been well articulated with the alternation of materials and projections. The upper level is centralised and adequately setback from the side and rear boundaries.

The street frontage has been activated with the inclusion of proportionate habitable room windows on the ground and upper level fronting the street.

Landscaping

The development has incorporated landscaping at the streetscape and neighbouring interface.

The development will establish a front garden for the Hopetoun Street frontage consistent with those in the streetscape. The front setback can accommodate for the planting of 2 canopy trees and low level landscaping.

The rear yards of each dwelling will provide a canopy tree and a grassed area.

Landscaping provided is consistent with new and existing residential development in the immediate context.

4. Statutory Planning Framework

Planning Policy Framework

There are a number of clauses within the Planning Policy Framework that are relevant to the assessment of the application. These include:

- Clause 11 – Settlement
- Clause 15 – Built Environment and Heritage
- Clause 16 – Housing
- Clause 18 – Transport
- Clause 19 – Infrastructure

Clause 11 - Settlement

Clause 11.01-1S – Settlement

Objective: *To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*

Clause 11.02-1S – Supply of Urban Land

Objective: *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

Clause 15 – Built Environment and Heritage

Clause 15.01-1S – Urban Design

Objective: *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*

Clause 15.01-R – Urban Design – Metropolitan Melbourne

Objective: *To create a distinctive and liveable city with quality design and amenity.*

Clause 15.01-2S – Building Design

Objective: *To achieve building design outcomes that contribute positively to the local context and enhance the public realm and support environmentally sustainable development.*

Clause 15.-4S – Healthy Neighbourhoods

Strategy: *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*

Clause 15.01-4R – Healthy Neighbourhoods – Metropolitan Melbourne

Strategy: *Create a city of 20-minute neighbourhoods that give people the ability to meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip from their home.*

Clause 15.01-5S – Neighbourhood Character

Objective: *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

Clause 15.02-1S – Energy and Resource Efficiency

Objective: *To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*

Clause 16 - Housing

Clause 16.01-1S – Housing Supply

Objective: *To facilitate well-located, integrated and diverse housing that meets community needs.*

Clause 16.01-2R – Housing Supply – Metropolitan Melbourne**Strategies:**

Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:

- *In and around the Central City.*
- *Urban-renewal precincts and sites.*
- *Areas for residential growth.*
- *Areas for greyfield renewal, particularly through opportunities for land consolidation.*
- *Areas designated as National Employment and Innovation Clusters.*
- *Metropolitan activity centres and major activity centres.*
- *Neighbourhood activity centres - especially those with good public transport connections.*
- *Areas near existing and proposed railway stations that can support transit-oriented development.*

Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.

Clause 16.01-2S – Housing Affordability

Objective: *To deliver more affordable housing closer to jobs, transport and services.*

Clause 18 - Transport

Clause 18.01-1S – Land Use Transport Integration

Objective: *To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.*

Clause 18.02-2S – Public transport

Objective: *To facilitate greater use of public transport and promote increased development close to high-quality public transport routes.*

Clause 18.02-2R – Principal Public Transport Network

Strategies:

Facilitate high-quality public transport access to job-rich areas.

Maximise the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.

Identify and plan for new Principal Public Transport Network routes.

Support the Principal Public Transport Network with a comprehensive network of local public transport.

A detailed assessment against these policies follows in this report.

Local Planning Policy Framework

The local Planning Policy Framework sets out the Municipal Strategic Statement (MSS) and local Planning Policies applicable to the City of Darebin. The relevant sections of the MSS and LPPF are summarised as follows.

Municipal Strategic Statement

Clause 21 of the Darebin Planning Scheme contains the Municipal Strategic Statement (MSS). The MSS provides strategic directions for land use and development objectives for the City of Darebin. The MSS seeks to outline the broad strategic vision for the future of the municipality identifying key land use challenges and providing a framework to guide the development of land.

The evolution of urban renewal within the municipality creates a challenging context for Council to assess development applications that add vitality to the municipality, strengthen economic diversity and respond to population growth.

Several of the identified issues raised in the MSS are of relevance to the proposal. These being:

- Clause 21.01 - Introduction
- Clause 21.02 - Environment
- Clause 21.03 – Housing

- Clause 21.05 – Transport and Infrastructure

Clause 21.03 – Housing

Council recognises that housing is fundamental to wellbeing, standard of living and quality of life. Housing is more than just the physical dwelling; it is also about environments, people and places where citizens want to live and become involved in the community. Darebin is undergoing strong population growth and significant demographic change. This places considerable pressure on existing housing and requires careful consideration of where additional housing growth can best be accommodated.

Council supports a vision of housing that:

- Balances the needs of current as well as future residents
- Is affordable, equitable and accessible for all residents
- Exhibits best practice environmental design and urban design excellence
- Is appropriate to its location
- Is considerate of its context
- Provides for diverse housing needs and preferences.

Strategic Housing Framework Plan

The Strategic Housing Framework Plan illustrates the directions for residential land use and development in Darebin as set by the Darebin Housing Strategy 2013 (Revised 2015). This framework provides greater certainty as to where growth and change can be expected and the preferred scope of housing change in terms of the intensity and type of residential development to be encouraged in different areas.

The framework plan identifies activity centres, and strategic corridors and redevelopment precincts such as the Junction, High Street, Plenty Road, St Georges Road, Bell Street and areas within the La Trobe National Employment Cluster as having the capacity to accommodate residential uses at a range of densities.

The framework plan also identifies three Housing Change Areas, which apply to all land in the municipality that currently has a zoning that permits residential uses.

The subject site is located within an **Incremental Change Area**.

Incremental Housing Change

Residential and commercial areas that have the capacity to accommodate a moderate level of residential development over time. It is expected that the general character of Incremental Change Areas will evolve over time as new yet modest types of development are accommodated. Incremental Change Areas generally display one or more of the following characteristics:

- A diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character. Typically areas include some medium density and small apartment development, but the predominant dwelling stock is single to double storey dwellings.
- Have some stand-alone or small clusters of heritage sites, including along strategic corridors, however are generally unaffected by extensive heritage recognition.

- Are located:
 - Within an 800 metre walkable catchment of an activity centre
 - Generally within an 800 metre walkable catchment of train, tram or SmartBus services.

A detailed assessment against the above relevant Local Planning Policies will follow in this report.

Local Planning Policy

The local policies further support the directions contained within the MSS, in relation to the use and construction of new developments. The Local Planning Policy relevant to this proposal is:

Local Planning Policies:

- Clause 22.08 – Northcote Activity Centre
- Clause 22.12 – Environmentally Sustainable Development

Clause 22.08 – Northcote Activity Centre

This policy applies to all land in the Northcote Activity Centre as identified on Map 1 Activity Centre and Precincts forming part of this policy.

Objectives:

- *To ensure use and development within the Activity Centre is generally in accordance with the NAC Structure Plan.*
- *To ensure the Activity Centre is developed in accordance with preferred built form outcomes including as set out in the High Street Urban Design Framework 2005 and High Street Precinct Guidelines, 2005 where relevant.*
- *To reinforce High Street as the core retail and commercial activity spine.*
- *To provide physical form and services that seek to create a more ecologically sustainable activity centre, including through incorporating principles of environmentally sustainable design.*
- *To encourage a diversity of use and development focused around walking, cycling and public transport as the preferred forms of access.*
- *To preserve and protect key public views and vistas from the All Nations Park hilltop and the central city skyline from Ruckers Hill.*
- *To improve pedestrian access between key destination points.*
- *To encourage increased residential development throughout the Activity Centre.*
- *To support a mix of uses, activities, services and facilities that enhance the economic, social and environmental viability of the centre.*
- *To develop the Activity Centre as a regional arts and culture node through a range of visual arts and live music venues and support services to the arts and design community.*

- *To encourage innovative solutions that enable a diversity of living and working opportunities, with a focus on maintaining and providing affordable housing and employment spaces.*
- *To maintain strong historic links to social and cultural diversity, including recognition of indigenous cultures and migration.*

Policy:

Housing

- *Promote increased density in housing in designated areas of moderate and high change.*
- *Ensure new development advances the social and community values of Northcote by providing a range of housing types and floor plans to maximise housing affordability and accessibility for all members of the community.*
- *Support the provision of social and community based housing.*
- *Encourage new residential use above ground floor levels in the retail core.*

Precinct Requirements

The subject site is located within Precinct LCR

Low Change Residential – Precinct LCR

The future role and character of these areas will continue to reflect Northcote's signature small scale, relatively dense, conventional residential housing, minor infill development, and larger family dwellings in the eastern parts of the Activity Centre.

Use

- *Support discretionary semi-business use/s in Dennis Street recognising the interface between core commercial and core residential areas.*

Built form

- *Support infill development within low change residential areas.*
- *Require applications for development to address heritage considerations in writing where relevant.*
- *Consider the retention of dwellings of heritage significance and/or that contribute to the valued urban character of the area.*
- *Maintain rear yards and streetscape elements that contribute to urban character.*
- *Ensure that new development respects the character of the area.*

A detailed assessment against Clause 22.08 follows in this report.

Clause 22.12 – Environmentally Sustainable Development

This policy applies throughout the City of Darebin to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy.

The objectives of Clause 22.12 are as follows:

The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

In the context of this policy best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life cycle of the build.

It is a policy objective to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

A detailed STORM and BESS Report will be provided as part of this application.

Zoning

General Residential Zone 2

The purpose of this zone is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Use

Pursuant to Clause 32.08-1 a 'Dwelling' is a 'Section 1 – 'Permit not required' use.

Buildings and Works

Pursuant to Clause 32.08-4 there is no garden area requirement for lots less than 400 square metres.

Pursuant to Clause 32.08-6 a planning permit is required to construct two or more dwellings on a lot.

Pursuant to Clause 32.08-10 the building height must not exceed 11 metres and contain no more than 3 storeys at any point.

Figure 3. Zoning Map



Overlays

Design and Development Overlay - Schedule 14

Purpose

The purpose of the overlay is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

Design Objectives

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

Buildings and Works

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
 - If a schedule to this overlay specifically states that a permit is not required.
 - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.
- Construct a fence if specified in a schedule to this overlay.

Figure 4. Design and Development Overlay Map



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3 Hopetoun Street, Northcote

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Schedule 14 to the Design and Development Overlay

Northcote Major Activity Centre

Design objectives

The *Northcote Activity Centre Structure Plan, April 2007* (NAC Structure Plan) identifies 10 precincts where change will occur (refer to Table 1 in this schedule).

The subject site is located within **Precinct A10 – Low Change Residential**

Building design

- All development should incorporate best practice environmentally sustainable design, demonstrated through the use of Sustainable Tools for Environmental Performance Strategy (STEPS), Sustainable Design Scorecard (SDS) or similar including:
 - Energy efficient design e.g. building orientation to achieve passive heating and cooling
 - Use of appropriate materials
 - Water sensitive urban design
 - Sustainable transportation
 - Waste reduction and management
 - Biodiversity.
- Encourage active frontages at ground level and opportunities for passive surveillance from upper levels.
- New development should reinforce the existing character of predominantly narrow shop fronts by using vertical articulation rather than horizontal.
- Development that will accommodate residential or other noise sensitive uses must provide acoustic insulation for habitable rooms that may be affected by noise from businesses, street activity, vehicular traffic and rail activities.
- Development that will accommodate entertainment and commercial uses must include noise attenuation measures to minimise amenity impacts on residential uses.

Buildings and Works

A permit is required to construct a building or carry out works.

Development Contributions Plan Overlay – Schedule 1

The purpose of the overlay is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

The development contribution amount will be prepared by Council and included as a permit condition of the planning permit.

Figure 5. Overlay Map



Particular & General Provisions

The following Clauses within the Particular and General Provisions section of the Darebin Planning Scheme are also relevant to the application:

- Clause 52.06 - Car Parking
- Clause 52.34 - Bicycle Parking
- Clause 55 - Two or more dwellings on a lot and Residential Buildings
- Clause 65 – Decision Guidelines

Clause 52.06 – Car Parking

Clause 52.06 – Car Parking applies for the proposed development where there is an increase in the existing residential use on the site.

The purpose is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

A car parking assessment follows in this report.

Clause 55 - Two or more dwellings on a lot and Residential Buildings

The purpose is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

A detailed Clause 55 assessment follows in this report.

5. Planning Assessment

This section of the report provides an analysis of the proposal having regard to the planning controls, policies and decision guidelines applicable to the subject site and proposal. The planning considerations will address the following implications:

- The appropriateness of the proposal having regard to strategic policy guidance.
- The proposals response to built form and neighbourhood character objectives.
- The proposals response to Clause 55 – Residential Development.
- The suitability of the traffic, parking and vehicle access arrangements.

Strategic Context

The proposal is considered to satisfy all relevant objectives and key strategic directions within councils Municipal Planning Strategy and the Planning Policy Framework.

Planning policies contained in *Clause 11: Settlement* and *Clause 16: Housing*, encourage the supply of housing to meet Melbourne's forecast population growth. Strong policy direction is given regarding the need for and the location of new housing across Melbourne.

The proposal is an acceptable level of development envisaged in this locality, given the sites location within the Northcote Major Activity Centre and existing development in this context.

The development will deliver two new dwellings within this established neighbourhood and streetscape. The new three-storey townhouse dwellings will increase housing options and cater for Darebin's growing population consistent with the Municipal Planning Strategy and the Planning Policy Framework.

The proposed development plays an important role in achieving the goals of the MSS, with the creation of diverse housing to cater for the projected population growth, whilst having regard to the changing neighbourhood character expected in this locality.

The increased residential density to this location will enhance the use of surrounding community facilities and encourage local retail synergies through increasing pedestrian interaction between the subject land and surrounding businesses.

The proposal will promote and encourage local economy growth and provide support to the nearby businesses within the Activity Centre and the Municipality. The proposal has strong policy support and achieves the vision of Plan Melbourne in the provision of a more intense housing density to accommodate future growth and build a vibrant central city core.

The subject site is in a prime location for a medium density residential redevelopment given the zoning of the land, proximity to the Northcote Activity Centre and the existing urban context. Of relevance is also the sites accessibility to public transport as well as a range of services and facilities within Darebin such as; local

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shops, schools, parks and employment opportunities making the site a prime candidate for medium density development.

The subject site is closely situated from services and employment. Increased dwelling density in this location will support the local economy and provide opportunities for the establishment and reestablishment of local business and the creation of local employment opportunities.

The additional movement to the nearby activity center will maintain its function and quality, benefitting existing residents and drawing new residents to the locality in-line with much of Councils Local Planning Policy.

The townhouse housing type is consistent with the policy intent that encourages an increase in housing on properties within Activity Centres and considered appropriate within this context.

The layout and design of each townhouse responds appropriately to neighbouring development and streetscape and offers an alternative to the homogenous older housing stock designed for larger families that is widely found in the municipality. The new three-storey dwellings will increase quality-housing options and cater for a variety of residents who want direct access to nearby Activity Centres and prime established location. This choice in lifestyle is rewarded with the convenience of public and private infrastructure, practical public transport options and a walkable lifestyle available to this property.

The proposals car and bike parking arrangements and vehicle access is considered appropriate for the property and within this context.

The development has employed high quality urban design and architecture to achieve an outcome that positively contributes to the local urban character and public realm, enhances amenity, attractiveness, social, cultural, economic and environmental wellbeing for the local community, whilst ensuring impact upon neighboring properties is minimised.

The development will provide an active interface to the streetscape and a respectful built form outcome when viewed from the side and rear boundaries, ensuring no unreasonable amenity impacts are caused to neighbouring properties.

The proposal has incorporated a sustainable development principle that aims to increase awareness of environmental, cultural and economic sustainability. The site layout and design ensures the development itself is sustainable and also does not impact the energy efficiency of neighbouring dwellings. The site has good access to public transport and community facilities and its location reduces the need for multiple car trips reducing its carbon footprint.

The proposed development results in an efficient use of existing infrastructure and consolidates urban land capable of providing a greater housing diversity and density. The proposal provides a level of change that is consistent with the zoning and relevant Planning Policy.

Neighbourhood Character

Assessment

Council's Neighbourhood Character outcomes for the subject site are informed by Clause 21.03 – Housing and Clause 22.08 – Northcote activity Centre Policy, as well as the design guidelines listed in the Design and Development Overlay Schedule 14. These provide guidance on the consideration of neighbourhood character in the context of providing for housing growth and diversity.

Each development requires a site-specific design to respond to what exists in the immediate context. The sites location within the municipality can also have an influence on what can be achieved. This allows development to be more intrusive in cases and/or restricted depending on the appropriate design response required.

The subject site is located within an incremental change area and within Precent 10A – Low Change Residential. The preferred future character of Residential Character Areas is for the positive elements of the existing character to be retained and enhanced.

It is considered that the proposal is consistent with Clause 21.03 – Housing and Clause 22.08 – Northcote activity Centre Policy, as well as the design guidelines listed in the Design and Development Overlay Schedule 14. The design response has considered the sites context and responded appropriately to the above policy for the following reasons:

- The construction of two dwellings on the double fronted allotment, within an area of Incremental Change is an outcome supported by policy.
- The subject site is located within a context that has '*a diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character*'. The subject site is located within the Northcote Activity Centre, and also has convenient access number of Neighbourhood Centres and a variety of public transport options which are key characteristics for properties to accommodate a moderate level of residential development overtime and considered fitting for a medium density development.
- The option of having a side-by-side layout is consistent with new modern development within this context and across Darebin and ensures each dwelling contributes to an active street frontage. Accordingly, the proposed dwellings have been purposely positioned to activate the streetscape, whilst addressing the abutting neighbouring residential properties. The dwelling entries have been designed to provide an inviting and distinctive entrance to each dwelling.
- A number of properties within Hopetoun Street and this immediate context have been developed with more than one dwelling.
- The subject site does not sit in an open rear yard context. Accordingly, the proposed dwellings have been purposely positioned to activate the Hopetoun Street interface, whilst addressing the neighbouring residential properties to the north, east and south.
- The development of the subject site is incremental and a natural progression in height and density compared to neighbouring properties and the existing conditions in this context, therefore considered more than appropriate.

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- The three-storey dwellings are consistent with the type of dwellings preferred/permitted in the General Residential Zone Schedule 2 providing a good opportunity for increased housing as proposed in this prime location.
- The building site coverage proposed in this application is 58%, which is consistent with both original and new residential development in this context therefore considered appropriate.
- The new dwellings have a maximum height of 10.38 metres from natural ground level, complying with the building height requirement of the General Residential Zone.
- Dwellings both front Hopetoun Street. This arrangement continues the dwelling proportions and presentation to the streetscape. The visual impact of the proposal is acceptable when viewed from neighbouring properties and the streetscape and justified by the strategic context of the site. The elevations of the building are well articulated with altering setbacks and materials on different plains and window openings on the upper levels which provides a visually amiable building when viewed from the streetscape and neighbouring properties.
- The development has provided sufficient ground and upper level setbacks responding to the existing conditions of neighbouring properties. The upper level built form is centralised into the site. The combination of side setbacks, articulated upper level and landscaping helps integrate the building into this immediate context and minimises any impacts to neighbouring properties.
- The dwellings have a mixed conventional and reverse living layout. Both configurations are considered appropriate for this location and context.
- Each dwelling has been provided with convenient storage, bicycle and vehicle parking.
- The use of two-vehicle crossover along the Hopetoun Street frontage is an appropriate location for vehicle access and an arrangement that replicates a number of existing side-by-side developments in this context, therefore considered appropriate.
- A modern form of architecture has been applied using face brickwork, vertical timber and metal cladding, render and a flat roof form. These building elements are found in surrounding dwellings, therefore are considered appropriate.
- Dwellings have been provided with a contemporary and innovative design with corresponding materials and proportions ensuring dwellings will have a positive impact to the street and setting consistent with medium density housing outcomes identified for increased housing within Darebin.
- The three-bedroom plus retreat area/room dwellings offer a good level of internal amenity to new occupants. This is achieved through adequately sized living areas and bedrooms, multiple aspects and window openings that allow for natural light and cross ventilation.
- The residential scale proposed can be accommodated on-site and will sit comfortably within the existing streetscape and broader context that has several examples of two and three-storey buildings. The three-storey development proposed is not something new that is being introduced into this area and is appropriate for this residential location.
- The development has ensured landscaping consistent with the surrounding context and expectations has been included into the design concept. The front yard can accommodate for two canopy trees and low level landscaping. The rear yard of each dwelling can accommodate for some screen planting and a canopy tree.

The configuration of the development and dwellings strikes an appropriate balance between built form, internal amenity, landscape provision and vehicle access to the site. The proposed setbacks and spacing of buildings will ensure that the proposal is not overbearing of neighbouring properties by virtue of visual bulk.

The proposed dwelling type provides housing diversity within this in-demand residential locality and meets the needs and demographic changes of the local community.

The design and layout of the two three-storey dwellings will provide a positive contribution to the site and is an incremental level of change when compared to the immediate context, consistent with Clause 21.03 – Housing and Clause 22.08 – Northcote activity Centre Policy, as well as the design guidelines listed in the Design and Development Overlay Schedule 14.

Clause 55 – (ResCode)

Assessment

A detailed assessment of the proposal against the objectives and standards at Clause 55 has been undertaken. The development must meet all of the objectives and should meet the standards of Clause 55. In cases where a standard is not met by the proposal, the Responsible Authority has the discretion to consider the overall policy support for the development and alternative design solutions to satisfy the core objectives of ResCode when making its decision.

Overall, the proposed development complies with the objectives of Clause 55. A discussion of the key aspects of the proposal is contained below.

Neighbourhood Character & Infrastructure

Clause 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 B1

The design response must be appropriate to the neighbourhood and the site.

The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

Assessment:

As detailed above the development is highly consistent with the objectives of Clause 21.03 – Housing and Clause 22.08 – Northcote activity Centre Policy, as well as the design guidelines listed in the Design and Development Overlay Schedule 14.

The dwelling density, built form and private open space proposed is appropriate within the General Residential Zone.

The contemporary architecture and building elements proposed by this development are commonly found in new surrounding dwellings and therefore are considered appropriate for the dwellings proposed.

Residential development within this pocket of Northcote is a mix of one and two-storey single-family homes and infill of multi-dwelling development. Recent years has seen the introduction of a number of new medium density dwellings in the immediate context with a range of architectural schemes and layouts, having an influence on the existing character of the area.

The three-storey design response is well balanced and complements the existing architectural character of this context, whilst addressing the streetscape and neighbouring interface with adequate connectivity and articulation. When considering this proposal and its location coupled with the vision set out within the relevant planning policy, it provides the appropriate context for the residential development proposed.

The proposed development meets the objectives of Clause 55.02-1.

Compliance ☒**Clause 55.02-2****Residential policy objectives**

- *To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.*
- *To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.*

Standard B2

An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

Assessment:

Please refer to the above content that includes a detailed assessment of the proposal against the relevant Policy Context.

The site has good access to public transport, local shops and community facilities. Council's Local Planning Policy and Plan Melbourne direct higher density housing in locations that enjoy a high level of access to services and facilities. This enables a more efficient use of existing infrastructure and reduces car dependency.

The proposal satisfies the broader objectives relating to housing that are provided in the Local Planning Policy framework.

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The proposed development meets the objectives of Clause 55.02-2.

Compliance ☒

Clause 55.02-3

Dwelling diversity objective

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

Standard B3

Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:

- Dwellings with a different number of bedrooms.
- At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.

Assessment:

The proposed development provides a total of two dwellings having three bedrooms and a retreat room, diverse layouts and various private open space areas.

Each dwelling has its own characteristic and outlook based on positioning and responsive design. The development provides a respectable increase in dwelling yield within Northcote and provides a diverse housing choice in the property market to meet the housing needs and lifestyle choices in the area.

The proposed development will assist in promoting an attractive and safe living environment, with a strong identity and sense of community. The responsible increase in dwelling density in this location will support the function of the locality.

The proposed development meets the objectives of Clause 55.02-3.

Compliance ☒

Clause 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 B4

Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.

Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.

Assessment:

Preliminary investigations indicate that the existing reticulated services can accommodate the proposed development.

The proposed development meets the objectives of Clause 55.02-4.

Compliance ☒**Clause 55.02-5****Integration with the street objective**

- *To integrate the layout of development with the street*

Standard B5

Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.

Development should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Development next to existing public open space should be laid out to complement the open space.

Assessment:

The site-specific design response is respectful of the existing setback and built form proportions in Hopetoun Street and integrates with the streetscape.

The front setback allows for landscaping that is consistent with the front garden pattern of the street and incorporates the development with the streetscape.

The developments facade provides visual interest to the streetscape in the form of modern architectural treatments, finishes and articulation. The developments layout encourages activity and casual surveillance at streetscape level, having an excellent outlook to Hopetoun Street.

The proposed development meets the objectives of Clause 55.02-5.

Compliance ☒

Site Layout & Building Massing

Clause 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 B6

Walls of buildings should be set back from streets:

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- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table B1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Table B1 Street setback		
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
on both the abutting allotments facing the same street, and the site is not on a corner.	setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	

Assessment:

The dwelling on the property to the north has a minimum front setback of 3.1 metres. The dwelling on the property to the south has a minimum front setback of 3.1 metres.

The front setback required for the subject site is 3.1 metres.

The dwellings are setback between 3.19 metres and 5.3 metres from the front boundary, 5.3 metres on the first floor and 6.96 metres on the second floor from the front boundary complying with the numerical requirement of this standard.

The stepped front setback proposed is considered acceptable and ensures dwellings will not create any unreasonable visual or amenity impacts to the streetscape and/or neighbouring properties.

The setbacks proposed achieve a well-balanced built form outcome between the two neighbouring properties and provide two quality three-storey dwellings with an exceptional level of amenity on site, while maintaining the residential character of Hopetoun Street.

The front setback allows for a landscaped front garden consistent with frontages of dwellings in this streetscape and context.

The proposed development meets the objectives of Clause 55.03-1.

Compliance ☒

Clause 55.03-2**Building height objective**

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

Standard B7

The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.

Changes of building height between existing buildings and new buildings should be graduated.

Assessment:

The development proposes a maximum building height of 10.38 metres complying with the numerical requirement of this standard.

The overall height proposed complies with the building height requirement of the General Residential Zone.

The proposed overall height is considered appropriate, sitting comfortably among development in Hopetoun Street and development within the Northcote Major Activity Centre, which consist of one, two and three-storey scale residential buildings.

The proposed development meets the objectives of Clause 55.03-2.

Compliance ☒

Clause 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 B8

The site area covered by buildings should not exceed:

- The maximum site coverage specified in a schedule to the zone, or
- If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

Assessment:

The building site coverage proposed in this application is 58% complying with the numerical requirement of this standard.

The site coverage proposed is consistent with a number of properties in this immediate context.

The proposed development meets the objectives of Clause 55.03-3.

Compliance ☒

Clause 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 B9

The site area covered by the pervious surfaces should be at least:

- The minimum area specified in a schedule to the zone, or
- If no minimum is specified in a schedule to the zone, 20 percent of the site.

The stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

Assessment:

The proposed permeable area on site is 28% complying with the numerical requirement of this standard.

The proposed development meets the objectives of Clause 55.03-4.

Compliance ☒

Clause 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 B10

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.

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Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is maximised.

Assessment:

Dwellings are well oriented and make good use of solar energy.

The orientation and design of the building seeks to maximise natural resource and energy efficiency.

The use of shared/common walls provides good thermal properties in relation to heating and cooling of individual dwellings.

Dwellings each have three aspects with appropriately located windows allowing cross ventilation.

Windows in the development are maximised to living areas and bedrooms to ensure these rooms receive a significant amount of natural sunlight.

No bedrooms or habitable rooms in the development rely on borrowed light.

Techniques in the construction phase will be employed to further provide energy efficiency and a sustainable development. These include floating floors in living areas, carpets to bedrooms and tiles to wet areas. Increased insulation will be provided to walls and roof, and energy efficient appliances and lighting used.

The above design features will help achieve an average 6.5 NatHERS star energy rating for the proposed dwellings. The dwelling design, orientation and initiatives proposed will provide a high amenity outcome for future residents of the building and considered appropriate.

The proposed development meets the objectives of Clause 55.03-5.

Compliance ☒

Clause 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 B11

If any public or communal open space is provided on site, it should:

- Be substantially fronted by dwellings, where appropriate.
- Provide outlook for as many dwellings as practicable.
- Be designed to protect any natural features on the site. Be accessible and useable

Assessment:

There is no public and communal open space in or adjacent to the development.

The design detail of the building will provide for visual interest and create an interactive interface at human scale. The frontage of each dwelling incorporates glazing and an outlook to the public realm with a transparent interface to allow for interaction and surveillance to the streetscape and laneway.

The proposed development meets the objectives of Clause 55.03-6.

Compliance ☒

Clause 55.03-7
Safety objective

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

Standard B12

Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.

Planting which creates unsafe spaces along streets and accessways should be avoided.

Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.

Private spaces within developments should be protected from inappropriate use as public thoroughfares.

Assessment:

Dwelling entrances can be distinguished from the streetscape.

Entrances are attractive, clear and lit to ensure a high degree of safety for future occupants and visitors to the site.

The proposed development has created a safe urban environment for people to visit and live in. The proposal has a number of areas that provide passive surveillance both internal and externally from the site.

The development is at grade with the footpath and maintains an open view of the streetscape. The design ensures no blind spots or hidden areas are created within the developments façade.

The proposed development meets the objectives of Clause 55.03-7.

Compliance ☒

Clause 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 B13

The landscape layout and design should:

- Protect any predominant landscape features of the neighbourhood.
- Take into account the soil type and drainage patterns of the site.
- Allow for intended vegetation growth and structural protection of buildings.
- In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.
- Provide a safe, attractive and functional environment for residents.

Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.

Development should meet any additional landscape requirements specified in a schedule to the zone.

Assessment:

The proposed development respects the landscape character of the area.

Indicative landscaping has been shown on a detailed landscape plan submitted to Council as part of this application. These plans show landscaping opportunities within the front setback and individual rear private open space areas.

The Hopetoun Street front setback is capable of accommodating landscaping typical of that found in surrounding front gardens. The front garden areas allow for two canopy trees and a variance in layered shrubs.

Landscaping has been proposed at the rear yard of each dwelling.

The level of landscaping proposed is consistent with the intent of the General Residential Zoning of the land and the established location.

The landscaping will be safe, attractive, low maintenance, and provide for a functional environment for future residents.

The proposed development meets the objectives of Clause 55.03-9.

Compliance ☒

Clause 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 B14

The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street.

The location of crossovers should maximise the retention of on-street car parking spaces.

The number of access points to a road in a Road Zone should be minimised.

Developments must provide for access for service, emergency and delivery vehicles.

Assessment:

Two vehicle access points are proposed for the development.

The existing crossover located on the southern side of the property frontage is to be retained and used for Dwelling 2. This crossover will be shifted south and realigned with the garage.

A new crossover located on the northern side of the property frontage is proposed and to be used for Dwelling 1.

Both crossovers have a width of 3 metres.

The subject site has a street frontage of 12.6 metres.

The numerical requirement of this standard allows for 5.04 metres of the sites frontage to be taken up by crossovers. The development provides 2 crossovers that have a combined length of 6 metres and requires a variation to the numerical requirement of this standard.

The provision of two crossovers is considered appropriate in this circumstance for the following reasons:

- The subject site is made up of two property titles – if developed separately each allotment would be able to accommodate for an individual crossover.
- A number of developments within this context positioned on narrow allotments have side-by-side layouts and two crossovers from the streetscape. This is a characteristic in this location where lot sizes are narrower than those in suburbs further north and have off-street parking.
- The additional crossover located on the northern side of the property frontage will be an extension of the existing neighbouring crossover to the north – therefore will not require a new opening into the footpath.

- At the current moment the subject site has one on-street car space within its frontage. The provision of two crossovers will retain the on-street car space at the sites frontage. The provision of an on-street car space will be assisted by the realignment of the existing crossover that will be shifted south.
- The provision of two-crossovers ensures the development will comply with the relevant parking provision, will accommodate for future residents and contribute to a high level of amenity for each dwelling.
- The provision of two crossovers will not cause any amenity impacts to neighbouring properties and the streetscape.

The proposed vehicle access points provide convenient, safe and efficient vehicle connections between the street network and development.

The proposed development meets the objectives of Clause 55.03-10.

Compliance ☒

Clause 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 B15

Car parking facilities should:

- Be reasonably close and convenient to dwellings and residential buildings.
- Be secure.
- Be well ventilated if enclosed.

Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway

Assessment:

Each dwelling has been provided with convenient car parking.

Safe and convenient pedestrian access has been provided between the garages and dwellings.

The parking area for the development provides access widths and car space dimensions of sufficient size to allow safe and efficient movements within and externally from the site.

The proposed development meets the objectives of Clause 55.03-11.

Compliance ☒

Amenity Impacts

Clause 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 B17

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Assessment:

Side and rear setbacks of the development are staggered and setback accordingly responding to development on neighbouring properties. Setbacks proposed provide the building with a level of articulation, separation and a gradual height transition within development on site and streetscape.

The ground level and a component of the first floor of Dwelling 1 are proposed to be constructed to the northern boundary.

The garage and bathroom wall of Dwelling 2 is proposed to be constructed to the southern boundary.

The boundary walls proposed are opposite and abutting neighbouring boundary walls.

The remainder of the ground floor has been setback between 1.2 metres and 1.6 metres from the southern boundary and between 2.2 metres and 5 metres from the rear/eastern boundary.

The first floor has a light court of the northern elevation that is setback 1.6 metres from the northern boundary, the southern elevation has been setback 1.7 metres from the southern boundary and eastern elevation setback between 2.2 metres and 5 metres from the rear/eastern boundary.

The second floor has been setback 1 metre and 1.6 metres from the northern boundary, 3.8 metres from the southern boundary and both 6 metres and 8.7 metres from the rear/eastern boundary.

The setbacks provided to the north and southern elevations require a sight variation to the numerical requirement of this standard in some locations.

However, the development has responded to the neighbouring dwellings to the north and south - that have walls built to the common side boundaries. Therefore the variations required are considered appropriate given they are opposite neighbouring boundary walls and will not be evident, nor intrusive. The proposed

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built form has been mindful of the neighbouring boundary wall locations and remained in-line with neighbouring built form.

The development has responded appropriately to its neighbouring properties by providing responsive wall positioning and setbacks to ensure there are no unreasonable amenity impacts. No habitable room windows on neighbouring properties are impacted upon by the proposed development.

The proposed development is a site responsive design that ensures adequate setbacks minimising the new buildings impacts on overshadowing, overlooking, visual bulk, and loss of day light to existing windows to neighbouring dwellings.

The proposed development meets the objectives of Clause 55.04-1.

Compliance ☒

Clause 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 B18

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:

- For a length of more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
 - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
 - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater.
- A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.
- A building on a boundary includes a building set back up to 200mm from a boundary.
- The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Assessment:

The ground level and a component of the first floor of Dwelling 1 are proposed to be constructed to the northern boundary.

The garage and bathroom wall of Dwelling 2 is proposed to be constructed to the southern boundary.

The boundary walls proposed are opposite and abutting neighbouring boundary walls.

Northern boundary - The walls proposed to be constructed on the northern boundary are directly opposite and abutting the neighbouring dwellings existing boundary wall. Therefore any variation to the numerical requirement of standard will not be evident and is considered appropriate in this circumstance.

The proposed boundary wall replaces the boundary wall of the existing dwelling, therefore does not create a new condition.

Southern boundary - The garage and bathroom wall of Dwelling 2 is proposed to be constructed to the southern boundary. This wall has a length of 9.5 metres and is mostly constructed directly opposite and abutting an existing neighbouring boundary wall.

The boundary wall proposed along the southern boundary is less than 10 metres in length and has an average maximum height of 3.2 metres falling well within the parameters as outlined in this standard.

The provision of wall to a side boundary is not out of character with the area.

A number of properties developed with both single dwellings and townhouses have walls built to the side and rear boundary.

The boundary walls proposed will not have any unreasonable amenity impacts to neighbours and/or the public realm.

The proposed development meets the objectives of Clause 55.04-2.

Compliance ☒

Clause 55.04-3

Daylight to existing windows objective

- *To allow adequate daylight into existing habitable room windows.*

Standard B19

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Assessment:

Northern Interface - The dwelling to the north does not have any habitable room windows that face the subject site.

Southern Interface – Any habitable room windows on the two neighbouring dwelling to the south are setback greater than 3 metres from the common side boundary. Setbacks to these windows are within the parameters as outlined in this standard.

The developments upper level setbacks from neighbouring habitable room windows to the east and south comply with the numerical requirement of this standard.

The design response has provided appropriate setbacks to neighbouring properties to ensure daylight to existing windows are maintained having no unreasonable amenity impacts.

The proposed development meets the objectives of Clause 55.04-3.

Compliance ☒

Clause 55.04-4

North facing windows objective

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

Standard B20

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

Assessment:

There are no north facing habitable room windows within 3 metres of a boundary on an abutting lot.

The windows on the dwellings to the south are well setback from the common boundary and setbacks provided to these windows are within the parameters as outlined in this standard.

The proposed development meets the objectives of Clause 55.04-4.

Compliance ☒

Clause 55.04-5

Overshadowing open space objective

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

Standard B21

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Assessment:

The shadow diagrams prepared demonstrate that the proposed development will not create any unreasonable overshadowing to adjoining properties and to the public realm.

Shadows cast at 9.am, 12 noon and 3.pm are cast over the front, side and rear of the subject site.

Overshadowing caused by the development is not considered unreasonable and fall within the parameters as outlined in this standard.

The proposed development meets the objectives of Clause 55.04-5.

Compliance ☒**Clause 55.04-6****Overlooking objective - Standard B22**

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

Standard B22

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level. Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Assessment:

The proposal does not result in any unreasonable overlooking of neighboring properties.

Habitable room windows and balconies positioned on the western elevation front the streetscape and opposite park land and do not require screening.

The upper level habitable room windows on the north, east and southern elevations have been provided with highlight windows and/or windows with fixed obscure glazing to a height of 1.7 metres above the finished floor level.

Screening to the upper level windows eliminates direct views into neighbouring properties, and maintains a level of amenity for future occupants of dwellings.

The proposed development meets the objective of Clause 55.04-6.

Compliance ☒

Clause 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 B23

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.

Assessment:

The design layout mitigates internal views, having no impact on secluded private open space areas and habitable room windows within the development.

The proposed development meets the objective of Clause 55.04-7.

Compliance ☒

Clause 55.04-8**Noise impacts objectives**

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

Standard B24

Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.

Assessment:

The proposed development will not create any unreasonable noise impacts to neighbouring properties. Plant equipment will be located internally and away from side boundaries.

Dwellings are no different to dwellings in the streetscape regarding the exposure to external noise, therefore not considered an issue. Noise levels generated on site and received externally will be typical of a residential area, therefore considered appropriate.

The proposed development meets the objectives of Clause 55.04-8.

Compliance ☒

On-Site Amenity & Facilities

Clause 55.05-1

Accessibility objective

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

Standard B25

The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.

Assessment:

Dwellings are three-storey.

Dwelling entries are accessible to people with limited mobility and can be further modified if required.

The development contributes towards the range of housing available within the locality and is suited to a variety of social groups, catering for the needs of existing and future residents.

The proposed development meets the objective of Clause 55.05-1.

Compliance ☒

Clause 55.05-2

Dwelling entry objective

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

Standard B26

Entries to dwellings and residential buildings should:

- Be visible and easily identifiable from streets and other public areas.
- Provide shelter, a sense of personal address and a transitional space around the entry.

Assessment:

Dwellings are provided with their front doors orientated to Hopetoun Street.

Dwelling entrances have been treated with prominent porch structures, lighting and landscaping that exaggerate the dwelling entrances from the streetscape. This treatment to dwellings ensures front doors are visible and identifiable from the public realm and that each dwelling has a sense of address within the site

The proposed development meets the objective of Clause 55.05-2.

Compliance ☒**Clause 55.05-3****Daylight to new windows objective**

- *To allow adequate daylight into new habitable room windows.*

Standard B27

A window in a habitable room should be located to face:

- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Assessment:

The development has been designed to take advantage of solar access.

All habitable rooms and living areas within the development are provided with adequate glazing to capture a significant amount of daylight. This combined with the side and rear setbacks proposed allow habitable room windows in the development to receive natural light and cross ventilation.

Importantly, no bedrooms or habitable rooms in the development rely on borrowed light. This design response provides a high amenity outcome for future residents of the building.

The proposed development meets the objective of Clause 55.05-3.

Compliance ☒**Clause 55.05-4****Private open space objective**

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

Standard B28

A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:

- An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or
- Page 1 of 3 A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or
- A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. The balcony requirements in Clause 55.05-4 do not apply to an apartment development.

Assessment:

Dwelling 1 has ground level SPOS.

Dwelling 2 has balcony SPOS.

Both dwellings have additional ground level and balcony private open space areas.

All secluded private open space areas have direct access via living areas, and have access to northern sunlight.

The following gives a breakdown of private open space areas provided for each dwelling.

Dwelling No.	Balcony Area/SPOS	Rear Private Open Space	Front Open Space	Total
Dwelling 1	9m ²	31m ²	8m ²	48m²
Dwelling 2	10m ²	27m ²	9m ²	46m²

The individual private open space areas provided have differing aspects and offer a high level of amenity for future residents, consistent with expectations of townhouse dwellings.

The proposed development meets the objective of Clause 55.05-4.

Compliance ☒

Clause 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 B29

The private open space should be located on the north side of the dwelling or residential building, if appropriate.

The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

Assessment:

The rear yards and balconies of each dwelling have good solar access and have a northern aspect.

The proposed development meets the objective of Clause 55.05-5.

Compliance ☒

Clause 55.05-6
Storage objective

- *To provide adequate storage facilities for each dwelling.*

Standard B30

Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.

Assessment:

Each dwelling has a 6m² secure storage area located within their rear yard.

The proposed development meets the objective of Clause 55.05-6.

Compliance ☒

Detailed Design

Clause 55.06-1
Design detail objective

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

Standard B31

The design of buildings, including:

- Facade articulation and detailing,
- Window and door proportions,
- Roof form, and
- Verandahs, eaves and parapets,

Should respect the existing or preferred neighbourhood character.

Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

Assessment:

The dwellings proposed are a one-off and architecturally designed to fit the natural characteristics of the land and streetscape. The dwellings are site specific and not a replica and/or mass produced concept that will demean the streetscape.

The dwellings will be unique and demonstrate a high standard in architecture by providing a visually interesting façade to Hopetoun Street.

The design response adopts a contemporary form of architecture respecting the proportions and scale of the existing and preferred character of the area and new dwellings within the Northcote Major Activity Centre.

The development provides a solid brick ground level and an articulated lightweight upper level.

The design response incorporates building features, including materials and finishes that have appropriate regard for the existing building styles present in this context.

The well-balanced palette of colours and textures will add depth to elevations and break up any mass to create a three dimensional design response. The development incorporates a high degree of articulation to the streetscape and side elevations to create dwellings that integrate well with the streetscape and neighbouring dwellings.

The street frontage has been activated with front doors, the inclusion of proportionate habitable room windows on both the ground and upper level, with views into the public realm.

Appropriate services have been incorporated into the design including bicycle parking and relevant mechanical and electrical services.

The proposed development meets the objective of Clause 55.06-1.

Compliance ☒**Clause 55.06-2**
Front fences objective

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

Standard B32

The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.

A front fence within 3 metres of a street should not exceed:

- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.

Assessment:

No front fence has been proposed.

The proposed development meets the objective of Clause 55.06-2.

Compliance ☒

Clause 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 B33

Developments should clearly delineate public, communal and private areas.

Common property, where provided, should be functional and capable of efficient management.

Assessment:

No common areas have been proposed.

The proposed development meets the objective of Clause 55.06-3.

Compliance ☒

Clause 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 B34

The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.

Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.

Bin and recycling enclosures should be located for convenient access by residents.

Mailboxes should be provided and located for convenient access as required by Australia Post.

Assessment:

The development provides adequate site facilities including, mail boxes, storage facilities and bin storage areas convenient to occupants. These areas are practically located, attractive and easily maintained.

The proposed development meets the objective of Clause 55.06-4.

Compliance ☒

Car Parking

Assessment

Clause 52.06 – Car Parking

The planning scheme sets out the parking requirements for new development under Clause 52.06.

Car Spaces Required Under Table 1:

Two car spaces are required for each three/four-bedroom dwelling.

- 2 x three-bedroom dwelling has been proposed.

No visitor car space is required.

Pursuant to Clause 52.06-5 the development requires a total of **4 car spaces**.

Car Spaces Provided:

Dwellings have each been provided with a single car garage and an additional tandem car space.

A total of **4 car spaces** have been provided complying with the allocation requirements of Clause 52.06-5.

Car Parking Layout:

The proposal will have no adverse impacts on the traffic conditions on the surrounding street network.

Vehicle access and car parking for the development provides access widths and car space dimensions of sufficient size to allow safe and efficient movements within and externally from the site, in accordance with Clause 52.06-8.

6. Conclusion

The proposal is an appropriate response for the site having regard to the strategic intent of the Darebin Planning Scheme, the Municipal Planning Strategy and Planning Policy Framework.

The design and layout of the two-storey dwellings will provide a positive contribution to the site and is an incremental level of change when compared to the immediate context, consistent with Clause 21.03 – Housing and Clause 22.08 – Northcote activity Centre Policy, as well as the design guidelines listed in the Design and Development Overlay Schedule 14.

The three-storey dwelling height, built form and dwelling density proposed is consistent with the intent and numerical requirements of the General Residential Zone – Schedule 2 and development within the Northcote Major Activity Centre.

The proposed dwelling type provides housing diversity within this in-demand residential locality and meets the needs and demographic changes of the local community.

The proposal will provide a high level of amenity for future occupants of the site.

The proposed development achieves a high compliance with the objectives and standards of Clause 55.

The proposal will not unreasonable affect the amenity of surrounding properties in terms of side setbacks, daylight to existing windows, overlooking and overshadowing, having a high compliance with Clause 55.

The development incorporates environmental and sustainable design techniques that assist in making a positive contribution to the urban environment whilst respecting future amenity values of adjoining properties.

The traffic assessment demonstrates that the proposal is consistent with the parking provisions and relevant traffic objectives of the Darebin Planning Scheme and Clause 52.06.

It is therefore submitted the subject proposal is of high planning merit, consistent with the Darebin Planning Scheme, and worthy of approval.