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DESIGN RESPONSE

46 THEODORE AVENUE, NOBLE PARK VIC 3174

3RD AUGUST 2023

20th FEBRUARY 2024 – Rev A

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DESIGN RESPONSE

NO.46 THEODORE AVENUE, NOBLE PARK VIC 3174

SUBJECT SITE

- The subject site is located on Theodore Avenue in Noble Park.
- The subject site has an area of approximately 728.64 square meters with a street frontage of 16.38m and side boundaries of 44.20m.
- The site is currently contains a single storey weatherboard dwelling which is to be removed.
- There is currently one crossover along Theodore Avenue providing access to the subject site.
- The site is currently has a few trees which are to be removed and little to no vegetation.



Surrounds

- The surrounding sites consist mainly of single & double storey detached & attached dwellings constructed mainly of brick veneer walls with tiled roofs.
- Front setbacks in the surrounding area vary significantly.

There are examples of multi-unit development in the surrounding area at:

- 44 Theodore Avenue, Noble Park
- 41-43 Theodore Avenue, Noble Park
- 31 Theodore Avenue, Noble Park

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PLANNING CONTROLS

This section outlines the planning controls and policies of the Greater Dandenong Planning Scheme that are relevant to the consideration and determination of the planning permit application.

ZONE

The site is within a **General Residential Zone I** pursuant to the *Greater Dandenong Planning Scheme*.

The purpose of the zone is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework. To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.

Design objectives

- To ensure the scale, built form and setbacks of residential development responds to the existing site circumstances by respecting the valued characteristics of the neighbourhood including the predominant built form, façade street patterns and appropriate separation between dwellings.
- To provide appropriate front, side and rear setbacks, garden areas and private open space to allow for substantial high quality landscaping, including canopy trees to protect the amenity and outlook of adjoining properties and contribute to the landscape character.
- To maximise the opportunities to create high quality landscaping through minimal paving and the use of permeable ground surfaces.
- To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.
- To ensure that residential development achieves high quality useable private open space outcomes for future residents, including the provision of ground level secluded private open space at the side or rear of each dwelling.

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Residential Development & Neighborhood Character Policy

This policy applies to all residential development requiring a planning permit in a Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone.

Policy basis This policy provides guidance to manage the evolution of residential neighbourhood character throughout Greater Dandenong into the future. It responds to state and metropolitan planning policy regarding urban form and housing, while respecting valued characteristics of residential neighbourhoods. Based on the City of Greater Dandenong Neighbourhood Character Study (September 2007), the Municipal Strategic Statement divides the residential areas of Greater Dandenong into three 'Future Change Areas': Substantial, Incremental and Limited. This policy identifies the rationale, existing character, identified future character and design principles for each of these areas. The design principles in this policy provide guidance to achieve high quality design and amenity outcomes for all new residential development.

Objectives:

- To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.
- To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.
- To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.
- To facilitate high quality, well designed residential development and on-site landscaping.
- To promote a range of housing types to accommodate the future needs of the municipality's changing population.
- To ensure that residential development uses innovative, responsive and functional siting and design solutions that:
 - Achieve high quality internal amenity and private open space outcomes for future residents;
 - Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;
 - Promote public realm safety by maximising passive surveillance;
 - Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;
 - Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;
 - Achieve environmentally sustainable design outcomes;
 - Use quality, durable building materials that are integrated into the overall building form and façade; and
 - Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.

OVERLAYS

The subject site contains no overlays.

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STATE PLANNING POLICY FRAMEWORK

Clause 12 Metropolitan Development has the objective

- *To facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.*

Strategies to achieve the objective include:

Locate a substantial proportion of new housing in or close to activity centers and other strategic redevelopment sites that offer good access to services and transport by:

- *Increasing the proportion of housing to be developed **within the established urban area**, particularly at activity centres and other strategic sites, and reduce the share of new dwellings in Greenfield and dispersed development areas.*
- *Ensuring housing stock matches changing demand by widening housing choice, **particularly in the middle and outer suburbs**.*
- *Supporting opportunities for a wide range of income groups to choose housing in well-serviced locations.*
- *Ensuring an adequate supply of redevelopment opportunities **within the established urban area** to reduce the pressure for fringe development.*
- *Ensuring all new development appropriately responds to its landscape, valued built form and cultural context.*

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MUNICIPAL STRATEGIC STATEMENT

Clause 22.09 - Incremental Change Area

These policies apply to all Incremental Change Areas (zoned GRZ). It is policy to:

- Ensure that new development respects the neighbourhood character of the area and considers the identified future character.
- Achieve a transition in built form from the Incremental Change areas (zoned GRZ) to the surrounding Limited Change areas (zoned NRZ).
- Support future housing density at a lower intensity than in Substantial Change Areas, but a higher intensity than in Limited Change Areas
- Encourage consolidation of allotments to increase development potential and achieve improved design outcomes.
- Apply the following Design Principles for all residential developments, in addition to those at Clause 22.09-3.1:

Comment:

Ground Floor:

The ground floor of the proposed dwellings has living areas included within the plans and comply with the set out guidelines included within the scheme.

Height:

The proposed 3 unit development has a maximum height of 7.305m from the natural ground level.

Bulk:

The proposed dwellings are well articulated with staggered setbacks. This design allows for well articulation and reduction in visual bulk within the site.

Private Open Space:

Each dwelling has been provided with a minimum of 50m² of open space and 30m² of secluded private open space with a minimum dimension of 5.0 meters in width. Each open space will receive northern light.

Car Parking:

All units have been provided with sufficient car spaces to meet the requirements. Unit 1, 2 & 3 has been provided with 1 car space in the form of a single garage. All Units car spaces has access off the proposed crossover along Theodore Avenue.

Front Boundary:

There is no proposed front fence.

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PARTICULAR PROVISIONS

CLAUSE 52.06 CAR PARKING

Prior to a new use commencing or a new building being occupied the car parking spaces required under Clause 52.06-5 must be provided on the land.

Car Parking Spaces Required

Clause 52.06-5 Number of car parking spaces required – *Complies. Units 1, 2 & 3 contains 2 bedrooms requiring 1 parking space per unit. Unit 2 & 3 has two bed rooms requiring a single car space.*

Design Standards for Car Parking

Design Standard 1: Accessways – *Complies, All units have access off Theodore Avenue from the proposed Crossover. The existing Crossover will be removed and filled with grass.*

Design Standard 2: Car Parking Spaces – *Complies. All units have been provided with sufficient car spaces to meet the requirements under the clause.*

Design Standard 3: Gradients – *Complies*

Design Standard 4: Mechanical Parking – *N/A*

Design Standard 5: Urban Design – *Complies.*

Design Standard 6: Safety – *Complies, a 2m by 2.5m splay has been adopted.*

Design Standard 7: Landscaping – *Complies*

CLAUSE 55 – TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS (RESCODE)

The proposal generally complies with the provisions of Clause 55 of the Greater Dandenong Planning Scheme, an assessment of the key criteria; including any areas of non-compliance are considered in Appendix A of this report.

Please refer to Attached Appendix A,

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CONCLUSION

The proposed development at **No.46 Theodore Avenue, Noble Park** has been assessed against the relevant matters for consideration set out in the *Planning and Environment Act 1987*, and the relevant Decision Guidelines contained within the Greater Dandenong Planning Scheme.

That assessment has found the proposed development to be consistent with the purpose of the General Residential Zone, and all relevant objectives and requirements of the applicable State and Local Planning Policies. The proposed development is compliant with all relevant numerical Standards of ResCode, as contained within Clause 55 of the *Planning Scheme*.

It is considered that the proposed development will not have any detrimental impacts upon the built or natural environments, will complement the neighbourhood character of the surrounding area, and will not have any unacceptable impacts upon the amenity of adjoining properties or the surrounding area. Accordingly, it is considered that the proposed development is consistent with the relevant planning framework and is worthy of approval, subject to suitable permit conditions.

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46 THEODORE AVENUE, NOBLE PARK

APPENDIX A – CLAUSE 55 TWO OR MORE DWELLINGS ON A LOT

DESIGN ELEMENT	COMMENTS
B1 Neighbourhood Character	The design seeks to respect the existing neighbourhood character. The development responds to the features of the site and the surrounding area. Please refer to assessment against Clause 21 above.
B2 Residential policy	The application is accompanied by a written statement describing how the development is consistent with any relevant policies for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and Local Planning Policies.
B3 Dwelling diversity	The proposal is for four double storey dwellings. Standard B3 is not applicable.
B4 Infrastructure	The proposed dwellings will be connected to existing services. The development is not expected to unreasonably overload the capacity of utility services and infrastructure.
B5 Integration with the street	Proposed Unit 1 will face Theodore Avenue, whilst proposed Units 2 & 3 will face the internal driveway off Theodore Avenue. The existing crossover off Theodore Avenue will be removed and a new proposed crossover off Theodore Avenue to service the proposed common driveway. Additionally, no front fencing is proposed.
B6 Street setback	Complies. The setback has been taken into consideration from neighbouring buildings. The appropriate setback has been applied to confirm with neighbourhood characteristics.
B7 Building Height	Complies. Maximum building height is 7.305m.
B8 Site Coverage	Complies. Site coverage is 38.20%.
B9 Permeability	Complies. Site permeability is at 39.43%.
B10 Energy Efficiency	Complies. Private open space area and living areas of the proposed unit have made use of the northern sunlight.
B11 Open Space	Not applicable as the proposal has no communal open space.
B12 Safety	The entrance to all dwellings is visible from the street and safe.

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B13	Landscaping	There are ample opportunities for landscaping within the development. All existing vegetation is to be removed and replaced with appropriate vegetation on site. Additionally, appropriate setbacks have been provided to ensure adequate planning can occur.
B14	Access	Vehicle access to and from the development is safe, manageable and convenient. The proposed crossover will provide access to the common driveway.
B15	Parking location	<p>Convenient parking for residents has been provided.</p> <p>All proposed units have been provided with double car garages.</p> <p>No visitor car space is required on the development.</p> <p>No parking and traffic difficulties will be caused from the development.</p>
B17	Side & Rear Setbacks	The proposal complies with <i>Diagram B1 Side and rear setbacks</i> specified in Clause 55.04-1.
B18	Walls on boundaries	Complies. Eastern boundary wall has a maximum average height of 3.2m.
B19	Daylight to existing windows	Complies. The proposed dwelling provides adequate distance to habitable room windows of adjoining dwellings.
B20	North facing windows	Complies.
B21	Overshadowing open space	Complies. Refer to shadow diagrams provided.
B22	Overlooking	Complies. The heights of all boundary fences are at a minimum 1.8m high.
B23	Internal views	Complies.
B24	Noise impacts	The proposal is minor in nature and no additional noise is expected to occur from the development.
B25	Accessibility	The entry to the proposed dwellings can easily be made accessible to people with limited mobility.
B26	Dwelling entry	The proposed entry to all dwellings are visible from either Theodore Avenue, or the internal driveway off Theodore Avenue.

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B27	Daylight to new windows	All proposed habitable windows have a minimum dimension of 1.00 metre clear to sky.
B28	Private Open Space	Complies, adequate private open space areas have been provided. Each dwelling has over 50sqm of POS and 30m2 of it to be secluded private open space (minimum of 5m).
B29	Solar access to open space	The private open space area has been oriented to obtain northern and eastern sunlight.
B30	Storage	Complies each dwelling is provided with 6.00 cubic metres of externally accessible, secure storage space
B31	Design detail	The proposed dwelling and garages has been designed to be respectful towards the existing and preferred neighbourhood character.
B32	Front fences	Not applicable. No new front fence has been proposed
B33	Common property	There will be no common property.
B34	Site services	The proposal has ensured that site services can be installed and easily maintained, including bins, meter boxes and letterboxes.

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CLAUSE 22.09 – RESIDENTIAL DEVELOPMENT & NEIGHBOURHOOD CHARACTER POLICY

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Based on the *City of Greater Dandenong Neighbourhood Character Study (September 2007)*, the Municipal Strategic Statement divides the residential areas of Greater Dandenong into three 'Future Change Areas': Substantial, Incremental and Limited. This policy identifies the rationale, existing character, identified future character and design principles for each of these areas.

The design principles in this policy provide guidance to achieve high quality design and amenity outcomes for all new residential development.

22.09-3.1 DESIGN PRINCIPLES

It is policy to assess all residential developments against the following design principles, in addition to those specific to each Future Change Area.

DESIGN PRINCIPLE	OUTCOME SOUGHT	RESPONSE
Safety	<p>To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:</p> <ul style="list-style-type: none">- Incorporate active frontages including ground floor habitable room windows.- Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking	<p>Complies.</p> <p><i>The design has incorporated passive surveillance throughout.</i></p> <p><i>An active frontage including ground floor habitable room windows to all Living areas.</i></p> <p><i>There is no new fence proposed along the frontage</i></p> <p><i>The entrance to all Dwellings will be easily identified and have been provided with sensor lighting.</i></p>

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areas.

- Use semi-transparent fences to the street frontage.
- Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.
- Ensure that all main entrances are visible and easily identifiable from the street.
- Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.

Landscaping

Residential development should:

- Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.
- Provide substantial, high quality landscaping along vehicular access ways.
- Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.
- Planting trees that are common to and perform well in the area.
- Avoid the removal of existing mature trees by incorporating their retention into the site design.
- Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.

Complies.

The proposal will be consistent with the landscape character of the area.

Landscaping, including the planting of canopy trees can be accommodated within the front setback of both dwellings and within private open space areas, contributing to the green and leafy image.

There are ample spaces within development for planting along the side and rear boundaries (e.g. landscaping beds along the driveway)

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- Ensure that landscaping also addresses the Safety Design Principles.
- Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.
- Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.
- Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.

Car parking

The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.

On-site car parking should be:

- well integrated into the design of the building,
- generally hidden from view or appropriately screened where necessary,
- located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground

Complies.

All units has been provided with sufficient car spaces in accordance with the design requirements in Clause 52.06.

The garages are well integrated into the design of the building.

The existing crossover along Theodore Avenue will be removed and a proposed new crossover will provide access to the common driveway. Which will not impact the on street car parking.

level,

Where car parking is located within the front setback it should be:

- fully located within the site boundary; and
- capable of fully accommodating a vehicle between a garage or carport and the site boundary.

Developments with basement car parking should consider flooding concerns where applicable.

Setbacks, front boundary and width

Residential developments should:

- Provide a front setback with fence design and height in keeping with the predominant street pattern.
- Maintain the apparent frontage width pattern.
- Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.
- Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.

Complies.

No new front fence has been provided along the frontage.

The proposed plans show the planting and future growth of trees within the front setback and within the development.

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Private open space

- All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.
- Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the usability of the space.
- Private open space should be positioned to maximise solar access.
- Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, usability and amenity of the space is not adversely affected.
- Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.

Complies.

POS has been provided on the ground floor to the side or rear of each dwelling. The SPOS areas are usable with a minimum width of 5.0m.

The spaces allows for adequate landscaping, decking, outdoor furniture, clothes lines, storage areas and the like.

All SPOS areas are also provided with adequate solar access facing either to the north where possible.

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Bulk Built Form

All residential developments should respect the dominant façade pattern of the streetscape by:

- Using similarly proportioned roof forms, windows, doors and verandahs; and
- Maintaining the proportion of wall space to windows and door openings.
- Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.

Complies.

All dwellings are well articulated with staggered setbacks from all title boundaries.

This design allows for well articulation and reduction in visual bulk within the site.

The development of new dwellings to the rear of existing retained dwellings is discouraged where:

- The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or
- The retention of the existing dwelling detracts from the identified future character.

On sites adjacent to identified heritage buildings infill development should respect the adjoining heritage by:

- Not exceeding the height of the neighbouring significant building;
- Minimising the visibility of higher sections of the new building; and
- Setting higher sections back at least the depth of one room from the frontage.

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Site Design

Residential development should:

- Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.
- Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance.
- Ensure that building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.
- Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.
- Provide suitable storage provisions for the management of operational waste.
- Appropriately locate suitable facilities to encourage public transport use, cycling and walking.

Complies.

The amenity of adjoining dwellings through will not be impacted. Consideration has been made to privacy and solar access of neighbouring properties.

The development has been designed to incorporate passive design initiatives along with ensuring the height, articulation and massing responds to the surrounding development.

Materials & Finishes

Residential development should:

- Use quality, durable building materials and finishes that are designed for residential purposes.
- Avoid the use of commercial or industrial

Complies.

The development is not a commercial or industrial style building.

The materials and finishes on site are modern and keep in line with surrounding

style building materials and finishes.

- Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials.
- Use a consistent simple palette of materials, colours, finishes and architectural detailing.
- Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.

Domestic services normal to a dwelling and Building services

In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:

- Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.

Complies.

All domestic and building services are visually integrated into the design of the building and appropriately positioned or screened (in SPOS or POS areas) so as to not be seen from the street or adjoining properties.

Be designed to avoid the location of domestic and building services:

- within secluded private open space areas, including balconies; and

- where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.

Internal Amenity	<p>Residential development should:</p> <ul style="list-style-type: none"> - Ensure that dwelling layouts have connectivity between the main living area and private open space. - Be designed to avoid reliance on borrowed light to habitable rooms. - Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening. - Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5. 	<p>Complies.</p> <p><i>The dwelling layouts have connectivity between the main living area and private open space.</i></p> <p><i>Habitable room windows are designed and located to reduce the need for excessive screening.</i></p> <p><i>The dwellings meet Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.</i></p> <p><i>Refer to ResCode assessment.</i></p>
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22.09-3.3 INCREMENTAL CHANGE AREAS – GENERAL RESIDENTIAL ZONE (GRZ)

Location – Incremental change areas generally include those areas developed from the 1950s and 60s which are further from Activity Centres than the Substantial Change Areas.

These areas are zoned General Residential Zone and comprise:

- Areas on the outskirts of the Dandenong, Springvale and Noble Park Activity Centres (beyond those areas within the RGZ); including residential parts of Dandenong South;
- The corridor along Princes Highway/ railway line, encapsulating: Noble Park, Springvale & Springvale South;
- Directly surrounding Parkmore Shopping Centre/ Fredrick Wachter Reserve;
- Directly to the south of Waverley Gardens Shopping Centre; and
- Corridors along Cheltenham Road and Stud Road.

Rationale - These areas have generally been identified as suitable to accommodate low and medium density housing because of their locational attributes, being further away from activity centres but reasonably close to services. High density housing is generally inconsistent with this rationale.

Existing character – Incremental change areas were originally developed from the 1950's onwards and predominantly consist of single storey detached houses in a garden setting. Throughout these areas, new infill development has largely been restricted to one and two storey single dwellings on a lot and one and two storey detached or semi-detached, multi dwelling developments.

Identified Future Character - The future character of Incremental Change Areas will evolve over time to contain a greater proportion of well-designed and site responsive medium density infill development that respects the existing neighbourhood character. Future density will be at a lower intensity than in Substantial Change Areas, but a higher intensity than in Limited Change Areas. Residential development in these areas will generally be more reliant on the private car and less able to take advantage of public transport than in Substantial Change Areas. Residential development will comprise well designed houses, townhouses, units and dual occupancies of up to two (2) storeys with main living areas generally on the ground level. Residential development will give particular consideration to providing appropriate setbacks and private open space areas and high quality landscaping, including the planting of canopy trees, to protect the amenity of adjoining dwellings and to contribute to the landscape character.

Incremental Change Area Policies

These policies apply to all Incremental Change Areas (zoned GRZ). It is policy to:

- Ensure that new development respects the neighbourhood character of the area and considers the identified future character.
- Achieve a transition in built form from the Incremental Change areas (zoned GRZ) to the surrounding Limited Change areas (zoned NRZ).
- Support future housing density at a lower intensity than in Substantial Change Areas, but a higher intensity than in Limited Change Areas.
- Encourage consolidation of allotments to increase development potential and achieve improved design outcomes.
- Apply the following Design Principles for all residential developments, in addition to those at Clause 22.09-3.1

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Design Principles

It is policy to assess all residential developments in the Incremental Change Area against the following design principles:

DESIGN PRINCIPLE	OUTCOME SOUGHT	RESPONSE
Preferred housing type	The preferred housing type for the Incremental Change Area is medium density.	<i>Complies.</i> <i>The proposed four double storey development is considered medium density.</i>
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	<i>Complies.</i> <i>The proposed development is for two double storey units and a single storey unit to the rear. This complies with the 2 storey requirement sought. The overall maximum building height is 7.305m.</i>
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.	<i>Complies.</i> <i>The proposal will be consistent with the landscape character of the area.</i> <i>Landscaping, including the planting of canopy trees can be accommodated within the front setback of the front dwelling and within private open space areas. There are ample spaces within development for planting along the side and rear boundaries (e.g. landscaping beds along the driveway)</i>
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be	<i>Complies.</i> <i>Paving is limited to the front</i>

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limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.

path and the single driveway serving the entire development.

Private open space

Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing

Complies.

Each dwelling is provided with SPOS with a minimum dimension of 5.0m and is adequately screen with boundary fencing.

Bulk & Built Form

Residential development should:

- ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;
- provide separation between dwellings at the upper level;
- retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;
- position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.

Complies.

All dwellings are well articulated with staggered setbacks from all title boundaries. This design allows for good articulation and reduction in visual bulk within the site.

The separation of these sections of the development will assist in reducing any possible negative impact on the amenity of the adjoining properties. Providing further support for the reduction in any possible negative impact is the incorporation of eaves into the dwelling design, which provides added articulation.

Double Storey Occupancy

The double storey built form of the front dwellings is considered appropriate in this instance given the development of surrounding sites in the area, and given the fact that the street frontage is 16.38m in width this is a sufficient design.

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maximising landscaping opportunities and protecting adjoining private secluded open space.

Two storey dwellings to the rear of a lot may be considered where:

- the visual impact of the building bulk does not adversely affect the identified future character of the area;
- overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;
- the building bulk does not adversely affect the planting and future growth of canopy trees to maturity;
- sufficient side and rear boundary landscaping can be provided to screen adjoining properties;
- upper storey components are well recessed from adjoining sensitive interfaces.

Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, and colours.

Furthermore The design of the dwellings is contemporary with the use of contemporary building materials and built form. The proposed dwellings are of good architectural design in terms of the details of the built form, level of articulation and materials of construction.

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