|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE** | | | | |
| ***55.02-1 Neighbourhood Character*** | **Met?** | ***Standard B1*** | **Met?** | **Comments** |
| *To ensure that the design respects the existing neighbourhood character or contributes to neighbourhood character.*  *To ensure that development responds to the features of the site and the surrounding area* | Yes  No  N/A | *The design response must be appropriate to the neighbourhood and the site.* | Yes  No  N/A | Guidance on how to use this template:  It is important to write a response to each of the standards in the comments section.  Where a variation is sought, a response to the objective and the decision guidelines is required to justify your proposal. You may need to refer to the NCO for additional decision guidelines.  Responding ‘complies’ without any corresponding information will not be accepted. |
| *The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site* | Yes  No  N/A |  |
| ***55.02-2 Residential Policy*** | **Met?** | ***Standard B3*** | **Met?** | **Comments** |
| *To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*  *To support medium densities in areas where development can take advantage of public transport and community infrastructure and services* | Yes  No  N/A | *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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.* | Yes  No  N/A |  |
| ***55.02-3 Dwelling Diversity*** | **Met?** | ***Standard B3*** | **Met?** | **Comments** |
| *To encourage a range of dwelling sizes and types in developments of ten or more dwellings* | Yes  No  N/A | *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.* | Yes  No  N/A |  |
| ***55.02-4 Infrastructure*** | **Met?** | ***Standard B4*** | **Met?** | **Comments** |
| *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.* | Yes  No  N/A | *Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.* | Yes  No  N/A |  |
| *Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.* | Yes  No  N/A |  |
| *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.* | Yes  No  N/A |  |
| ***55.02-4 Integration With The Street*** | **Met?** | ***Standard B5*** | **Met?** | **Comments** |
| *To integrate the layout of development with the street* | Yes  No  N/A | *Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.* | Yes  No  N/A |  |
| *Development should be oriented to front existing and proposed streets* | Yes  No  N/A |  |
| *High fencing in front of dwellings should be avoided if practicable* | Yes  No  N/A |  |
| *Development next to existing public open space should be laid out to complement the open space.* | Yes  No  N/A |  |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **55.03 SITE LAYOUT AND BUILDING MASSING** | | | | | |
| ***55.03-1 Street Setback*** | **Met?** | ***Standard B6*** | **Met?** | **Comments** |
| *To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site* | Yes  No  N/A | ***NCO2 Modified requirements***  *Walls of buildings should be set back from streets the distance specified below:*  *If the street is Great Ocean Road, Ocean Road, Ocean Road South or Mountjoy Parade:*   * *Minimum front street setback 9m* * *Minimum side street setback 9m*   *For other streets the street boundary setbacks of B6 apply.* | Yes  No  N/A |  |
|  | *Porches, pergolas and verandahs that are < 3.6m high and eaves may encroach 2.5m into the setbacks of this standard* |  |  |
| ***55.03-2 Building Height*** | Met? | ***Standard B7*** | Met? | Comments |
| *To ensure that the height of buildings respects the existing or preferred neighbourhood character* | Yes  No  N/A | ***NCO2 Modified requirements***  *The maximum building height should not exceed 7.5m* | Yes  No  N/A |  |
| ***55.03-3 Site Coverage*** | Met? | ***Standard B8*** | Met? | Comments |
| *To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site* | Yes  No  N/A | ***NCO2 Modified requirements***  *The site area covered by buildings should not exceed 35%.* | Yes  No  N/A |  |
| *The plot ratio of a building should not exceed 0.5.* | Yes  No  N/A |  |
| ***55.03-4 Permeability*** | Met? | ***Standard B9*** | Met? | Comments |
| *To reduce the impact of increased stormwater run-off on the drainage system*  *To facilitate on-site stormwater infiltration* | Yes  No  N/A | *The site area covered by the pervious surfaces should be at least 20% of the site* | Yes  No  N/A |  |
| *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.* | Yes  No  N/a |  |
| ***55.03-5 Energy Efficiency*** | Met? | ***Standard B10*** | Met? | Comments |
| *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* | Yes  No  N/A | *Buildings should be:*   * *Orientated 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* | Yes  No  N/A |  |
| *Living areas and private open space should be located on the north side of the development if practicable* | Yes  No  N/A |  |
| *Developments should be designed so that solar access to north-facing windows is maximised* | Yes  No  N/A |  |
| *Sited and designed to ensure that the performance of existing rooftop solar energy facilities 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 facility must exist at the date the application is lodged.* | Yes  No  N/a |  |
| ***55.03-6 Open Space*** | Met? | ***Standard B11*** | Met? | Comments |
| *To integrate the layout of the development with any public and communal open space provided in or adjacent to the development* | Yes  No  N/A | *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* | Yes  No  N/A | NA |
| ***55.03-7 Safety*** | Met? | ***Standard B12*** | Met? | Comments |
| *To ensure the layout of development provides for the safety and security of residents and property* | Yes  No  N/A | *Entrances to dwellings should not be obscured or isolated from the street and internal accessways* | Yes  No  N/A |  |
|  | *Planting which creates unsafe spaces along streets and accessways should be avoided* | Yes  No  N/A |  |
|  | *Developments should be designed to provided good lighting, visibility and surveillance of car parks and internal accessways* | Yes  No  N/A |  |
|  | *Private spaces within developments should be protected from inappropriate use as public thoroughfares* | Yes  No  N/A |  |
| ***55.03-8 Landscaping*** | Met? | ***Standard B13*** | Met? | Comments |
| *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* | Yes  No  N/A | *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* | Yes  No  N/A |  |
| *Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood* | Yes  No  N/A |  |
| *Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made* | Yes  No  N/A |  |
| *The landscape design should specify landscape themes, vegetation (location and species), paving and lighting* | Yes  No  N/A |  |
| ***NCO2 Modified requirements***  *At least 50% of a lot should be available for the planting of vegetation (excludes driveways and tennis courts of all surface types).* | Yes  No  N/A |  |
| *An area of 100sqm per dwelling with a minimum dimension of 8m, must be provided for vegetative landscaping that includes canopy trees.* | Yes  No  N/A |  |
| *Sites, in particular the front and rear building setback areas, should be landscaped in a manner that places buildings in a bushland setting, softens the appearance of buildings in the streetscape and from adjoining properties and compliments the character of the town.* | Yes  No  N/A |  |
| *A group of canopy trees should be planted on each lot with at least two in the front building setback area.* | Yes  No  N/A |  |
| ***55.03-9 Access*** | **Met?** | ***Standard B14*** | **Met?** | **Comments** |
| *To ensure the number and design of vehicle crossovers respects the neighbourhood character* | Yes  No  N/A | *The width of accessways or car spaces should not exceed:*   * *33% of the street frontage, or* * *if the width of the street frontage is less than 20m, 40% of the street frontage* | Yes  No  N/A |  |
| *No more than one single-width crossover should be provided for each dwelling fronting a street* | Yes  No  N/A |  |
| *The location of crossovers should maximize the retention of on-street car parking spaces* | Yes  No  N/A |  |
| *The number of access point to a road in a Road Zone should be minimised* | Yes  No  N/A |  |
| *Developments must provide access for service, emergency and delivery vehicles* | Yes  No  N/A |  |
| ***55.03-10 Parking Location*** | **Met?** | ***Standard B15*** | **Met?** | **Comments** |
| *To provide convenient parking for resident and visitor vehicles*  *To protect residents from vehicular noise within developments* | Yes  No  N/A | *Car parking facilities should:*   * *Be reasonably close and convenient to dwellings and residential buildings* * *Be secure* * *Be well ventilated if enclosed* | Yes  No  N/A |  |
| *Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5m from the windows of habitable rooms. This setback may be reduced to 1m where there is a fence at least 1.5m high or where window sills are at least 1.4m above the accessway* | Yes  No  N/A |  |
| ***NCO2 Modified requirements***  *Any new undercover or enclosed carparking space should be sited behind the main building façade.* | Yes  No  N/A |  |
| *Only one single-width vehicle crossover providing access to parking for a dwelling should be provided to each lot.* | Yes  No  N/A |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **55.04 AMENITY IMPACTS** | | | | |
| ***55.04-1 Side And Rear Setback*** | **Met?** | ***Standard B17*** | **Met?** | **Comments** |
| *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* | Yes  No  N/A | *A new building not on or within 200mm of a boundary should be setback from side or rear boundaries 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m* | Yes  No  N/A |  |
| *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 0.5m into the setbacks of this standard* | Yes  No  N/A |  |
| *Landings having an area of not more than 2sqm and less than 1m high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard* | Yes  No  N/A |  |
| ***55.04-2 Wall On Boundaries*** | **Met?** | ***Standard B18*** | **Met?** | **Comments** |
| *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* | Yes  No  N/A | ***NCO2 Modifications***  *A new wall should not be located on a side or rear boundary.* | Yes  No  N/A |  |
| *A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot should not abut the boundary for a length of more than:*   * *10m plus 25% 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.* | Yes  No  N/A |  |
| *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.* | Yes  No  N/A |  |
| *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.* | Yes  No  N/A |  |
| ***55.04-3 Daylight To Existing Windows*** | **Met?** | Standard B19 | **Met?** | **Comments** |
| *To allow adequate daylight into existing habitable room windows* | Yes  No  N/A | *Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3sqm and minimum dimensions of 1m clear to the sky. The calculation of the area may include land on the abutting lot* | Yes  No  N/A |  |
|  |  | *Walls or carports more than 3m in height opposite an existing habitable room window should be set back from the window at least 50% of the height of the new wall if the wall is within a 55o arc from the centre of the existing window. The arc may be swung to within 35o 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*  *Refer to Diagram B2* | Yes  No  N/A |  |
| ***55.04-4 North Facing Windows*** | **Met?** | Standard B20 | **Met?** | **Comments** |
| *To allow adequate solar access to existing north-facing habitable room windows* | Yes  No  N/A | *If a north-facing habitable window of an existing dwelling is within 3m of a boundary on an abutting lot, a building should be setback from the boundary 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m, for a distance of 3m 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.*  *Refer to Diagram B3* | Yes  No  N/A |  |
| ***55.04-5 Overshadow Open Space*** | **Met?** | Standard B21 | **Met?** | **Comments** |
| *To ensure buildings do not significantly overshadow existing secluded private open space* | Yes  No  N/A | *Where sunlight to secluded private open space of an existing dwelling is reduced, at least 75%, or 40sqm with minimum dimension of 3m, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 September* | Yes  No  N/A |  |
| *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* | Yes  No  N/A |  |
| ***55.04-6 Overlooking*** | **Met?** | ***Standard B22*** | **Met?** | **Comments** |
| *To limit views into existing secluded private open space and habitable room windows* | Yes  No  N/A | *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 9m (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45o angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7m above the floor level* | Yes  No  N/A |  |
| *A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio should be either:*   * *offset a minimum of 1.5m from the edge of one window to the edge of the other* * *have sill heights of at least 1.7m above floor level* * *have fixed, obscure glazing in any part of the window below 1.7m above floor level* * *have permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent* | Yes  No  N/A |  |
| *Obscure glazing in any part of the window below 1.7m above floor level may be openable provided that there are no direct views as specified in this standard* | Yes  No  N/A |  |
| *Screens used to obscure a view should be:*   * *perforated panels or trellis with a maximum of 25% openings or solid translucent panels* * *permanent, fixed and durable* * *designed and coloured to blend with the development* | Yes  No  N/A |  |
| ***55.04-7 Internal Views*** | **Met?** | ***Standard B23*** | **Met?** | **Comments** |
| *To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development* | Yes  No  N/A | *Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development* | Yes  No  N/A |  |
| ***55.04-8 Noise Impacts Objective*** | **Met?** | ***Standard B24*** | **Met?** | **Comments** |
| *To contain noise sources in developments that may affect existing dwellings*  *To protect residents from external noise* | Yes  No  N/A | *Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings* | Yes  No  N/A |  |
| *Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties* | Yes  No  N/A |  |
| *Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms* |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **55.05 ON-SITE AMENITY AND FACILITIES** | | | | |
| ***55.05-1 Accessibility*** | **Met?** | ***Standard B25*** | **Met?** | **Comments** |
| *To encourage the consideration of the needs of people with limited mobility in the design of developments* | Yes  No  N/A | *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.* | Yes  No  N/A |  |
| ***55.05-2 Dwelling Entry*** | **Met?** | ***Standard B26*** | **Met?** | **Comments** |
| *To provide each dwelling or residential building with its own sense of identity* | Yes  No  N/A | *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* | Yes  No  N/A |  |
| ***55.05-3 Daylight To New Windows*** | **Met?** | ***Standard B27*** | **Met?** | **Comments** |
| *To allow adequate daylight into new habitable room windows* | Yes  No  N/A | *A window in a habitable room should be located to face:*   * *an outdoor space or a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky, not including land on an abutting lot, or* * *a verandah provided it is open for at least one third its perimeter, or* * *a carport provided it has two or more open sides and is open for at least one third of its perimeter* | Yes  No  N/A |  |
| ***55.05-4 Private Open Space*** | **Met?** | ***Standard B28*** | **Met?** | **Comments** |
| *To provide adequate private open space for the reasonable recreation and service needs of residents* | Yes  No  N/A | *A dwelling or residential building should have private open space:*   * *an area of 40sqm, with one part secluded at the side or rear with a min area of 25sqm, a min dimension of 3m and convenient access from a living room, or* * *a balcony of 8sqm with a min width of 1.6m and convenient access from a living room, or* * *a roof-top area of 10sqm with a min width of 2m and convenient access from a living room* | Yes  No  N/A |  |
| ***55.05-5 Solar Access To Open Space*** | **Met?** | ***Standard B29*** | **Met?** | **Comments** |
| *To allow solar access into the secluded private open space of new dwellings and residential buildings* | Yes  No  N/A | *The private open space should be located on the north side of the dwelling or residential buildings* | Yes  No  N/A |  |
| *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*  Refer to Diagram B29 | Yes  No  N/A |  |
| ***55.05-6 Storage*** | **Met?** | Standard B30 | **Met?** | **Comments** |
| *To provide adequate storage facilities for each dwelling* | Yes  No  N/A | *Each dwelling should have convenient access to at least 6m3 of externally accessible, secure storage space* | Yes  No  N/A |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **55.06 DETAILED DESIGN** | | | | |
| ***55.06-1 Design Detail*** | **Met?** | ***Standard B31*** | **Met?** | **Comments** |
| *To encourage design detail that respects the existing or preferred neighbourhood character* | Yes  No  N/A | ***NCO Modified requirements***  *In addition to the attributes in clauses 55.06, the design of buildings should reflect the preferred neighbourhood character attributes, including:*   * *Landscape setting* * *Building massing* * *Height* * *Colours, materials and finishes* * *Space around buildings and setbacks.* | Yes  No  N/A |  |
| *Buildings should reference the attributes of classic beach houses and display a coastal design style of architecture.* | Yes  No  N/A |  |
| *Any new undercover or enclosed car parking space should be sited behind the main building façade.* | Yes  No  N/A |  |
| *Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character* | Yes  No  N/A |  |
| ***55.06-2 Front Fences*** | **Met?** | ***Standard B32*** | **Met?** | **Comments** |
| *To encourage front fence design that respects the existing or preferred neighbourhood character* | Yes  No  N/A | *A front fence within 3m of a street should not exceed:*   * *Streets in a Road Zone – 2m* * *Other Streets – 1.5m* | Yes  No  N/A |  |
| ***55.06-3 Common Property*** | **Met?** | ***Standard B33*** | **Met?** | **Comments** |
| *To ensure that communal open space, car parking, access lanes and site facilities are practical, attractive and easily maintained*  *To avoid future management difficulties in areas of common ownership* | Yes  No  N/A | *Developments should clearly delineate public, communal and private areas* | Yes  No  N/A |  |
| Yes  No  N/A | *Common property, should be functional and capable of efficient management* | Yes  No  N/A |  |
| ***55.06-4 Site Service*** | **Met?** | ***Standard B34*** | **Met?** | **Comments** |
| *To ensure that site services can be installed and easily maintained*  *To ensure that site facilities are accessible, adequate and attractive* | Yes  No  N/A | *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* | Yes  No  N/A |  |
| *Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development* | Yes  No  N/A |  |
| *Bin and recycling enclosures should be located for convenient access* | Yes  No  N/A |  |
| *Mailboxes should be provided and located for convenient access* | Yes  No  N/A |  |