

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
Planning Policy Framework (PPF)	
Clause 11 (Settlement)	<p>Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.</p> <p>Planning is to recognise the need for, and as far as practicable contribute towards diversity of choice, a high standard of urban design and amenity and energy efficiency.</p> <p>The proposal will make more efficient use of residential land which is fully serviced and has access to a wide range of infrastructure and services.</p>
Clause 11.02-1S (Supply of urban land)	<p>The objective of this clause is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.</p> <p>The proposed development makes more efficient use of the land with the provision of four dwellings, on a site that currently contains a single dwelling.</p>
Clause 15.01-2S (Building Design)	<p>The objective of this clause is to achieve building design outcomes that contribute positively to the local context and enhance the public realm.</p> <p>The proposal is considered to be uncharacteristic of the local context and does not enhance the public realm.</p>
Clause 15.01-1S (Urban Design)	<p>The objective of this clause is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</p>
Clause 15.01-5S (Neighbourhood character)	<p>The objective of this clause is to recognise, support and protect neighbourhood character, cultural identity, and sense of place.</p> <p>The proposal is consistent and is considered to be inconsistent with the existing character of the area.</p>
Clause 15.02-1S (Energy and resource efficiency)	<p>The objective of this clause is to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.</p> <p>The proposal generally complies with this clause.</p>
Clause 16 (Housing)	<p>Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.</p> <p>Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open</p>

	space. Planning for housing should include the provision of land for affordable housing. The proposal generally complies with this clause.
Clause 16.01-4S (Housing affordability)	The objective of this clause is to deliver more affordable housing closer to jobs, transport and services. The proposal generally complies with this clause.
Clause 16.01-3S (Housing diversity)	The objective of this clause is to provide for a range of housing types to meet diverse needs. The proposed development will add to dwelling diversity in the area.
Local Planning Policy Framework (LPPF)	
Clause 21.01-4 (Vision)	Council's vision is to create a thriving community where everyone belongs. Council seeks to achieve the following outcomes for its community: <ul style="list-style-type: none"> • A City of people leading happy and healthy lives. • A City that preserves and enhances its natural environment for future generations. • A City with a clear vision to manage growth in a sustainable and accessible way. • A City rich in local employment and education opportunities. • An organisation operating with innovation, transparency, accountability, and sustainability.
Clause 21.02-2 (Established Areas)	The Established Areas policy at Clause 21.02-2 recognizes that " <i>Within the established areas, growth is occurring through redevelopment of sites for higher density housing and development on infill sites. Unless carefully managed, such development can create land use conflicts and poor built form outcomes.</i> " The proposal is consistent is considered to be inconsistent with the existing character of the area.
Clause 21.08 (Housing)	The purpose of the Housing policy at Clause 21 .08 is to provide local content to support Clause 16 (Housing) of the State Planning Policy Framework. It recognises the need to protect neighbourhood character must be balanced with the need to provide for a growing population. It recognises that Council has defined the preferred character of its residential areas by adopting the <i>Housing Character Assessment and Design Guidelines 2015</i> . The <i>Housing Character Assessment and Design Guidelines 2015</i> is recognised as a reference document in this policy. The proposal is consistent is considered to be inconsistent with the existing character of the area.
Clause 22.12 (Housing Diversity Policy)	The objective of this clause is to: <ul style="list-style-type: none"> • To encourage the provision of affordable housing

	<p>options for households of all income levels;</p> <ul style="list-style-type: none"> • To protect and enhance the neighbourhood character of residential areas where appropriate; • To facilitate a diverse range of housing to meet the needs of a diverse population and provide genuine choice in housing products; • To support increased residential densities in locations with high levels of access to infrastructure, services and transport and • To encourage innovative housing design and development that is adaptable, site responsive and environmentally sustainable. <p>The proposal is consistent is considered to be inconsistent with the existing character of the area.</p>
Zone	
Clause 32.08 (General Residential Zone)	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> • 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. <p>The proposal is consistent is considered to be inconsistent with the existing character of the area.</p>
Particular Provisions	
Clause 52.06 (Car parking)	<p>This purpose of Clause 52.06 includes the need to ensure the provision of an appropriate number of car spaces having regard to the activities on the land and the nature of the locality.</p> <p>Provision of car parking within the development accords with Clause 52.06.</p>
Clause 55 (Construct a dwelling if there is at least one dwelling existing on the lot)	<p>The purpose of this clause is to achieve residential development that respects the existing neighbourhood character and encourage residential development that provides reasonable standards of amenity for existing and new residents.</p> <p>The proposal does not comply with the overarching objective of Clause 55, which seeks to ensure that proposals are designed to respect the existing neighbourhood character or contributes to a preferred neighbourhood character, and responds to the features of the site and the surrounding area. A detailed assessment of the proposal against the provisions of Clause 55 is detailed in Table 1.</p>

Clause 65 Decision Guidelines	<p>Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.</p> <p>The proposal does not complies with the decision guidelines of Clause 65.</p>
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Table 1, Clause 55 Assessment (Rescode)

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
B1	Neighbourhood Character	x	x	<p>The proposal does not comply with the overarching objectives of Clause 55, which seeks to ensure that the design response respects the existing neighbourhood character or contributes to a preferred neighbourhood character, and responds to the features of the site and the surrounding area.</p> <p>The proposal would also result in a loss of amenity for residents. In most cases, people purchasing properties in a court do so in the expectation that they will obtain a higher level of amenity than those who reside in through streets. Courts, because of such factors as small population numbers, narrow street widths and the absence of through traffic, seem to offer a greater degree of tranquility which is highly prized by residents.</p> <p>The proposal is considered to be an overdevelopment of the subject land, due to the excessive visual bulk, minimal separation between dwellings, reduction of on-street car parking, and loss of street trees.</p>
B2	Residential Policy	✓	✓	The proposed development will help consolidate the existing urban area which

				has good access to public transport, community facilities and infrastructure.
B3	Dwelling Diversity	✓	✓	Complies.
B4	Infrastructure	✓	✓	The subject site is located in an established urban area with access to all required services.
B5	Integration with the street	✓	✓	Complies.
B6	Street setback	✓	✓	The existing dwelling would be retained as part of the proposal. There would be no change to the existing setbacks.
B7	Building height	✓	✓	Complies.
B8	Site coverage	✓	✓	Complies.
B9	Permeability	✓	✓	Complies.
B10	Energy efficiency	✓	✓	Complies.
B11	Communal and public open space	N/A	N/A	Only applicable if public or communal open space is to be provided on site or adjacent to the development.
B12	Safety	✓	✓	The layout of the development will ensure the future safety and security of residents. The entrance of the proposed dwelling will be visible from the street.
B13	Landscaping	✓	✓	A landscape plan would be required as a condition of the permit.
B14	Access	✓	✓	Complies.
B15	Car parking facilities.	✓	✓	Complies.
B17	Side and rear setbacks	✓	✓	Complies.
B18	Walls on boundaries	✓	✓	Complies.
B19	Daylight to existing windows	✓	✓	Complies.
B20	North-facing windows	✓	✓	Complies.
B21	Overshadowing open space	✓	✓	The proposed development will not result in unreasonable overshadowing impacts to adjoining properties.

B22	Overlooking	✓	✓	Complies. The elevation plans show habitable room windows on the first floor will have fixed obscured glass to a height of 1.7m above the finished floor level.
B23	Internal views	✓	✓	Complies. The elevation plans show habitable room windows on the first floor will have fixed obscured glass to a height of 1.7m above the finished floor level.
B24	Noise impacts	✓	✓	No external noise impacts have been identified.
B25	Accessibility	✓	✓	Complies.
B26	Dwelling entry	✓	✓	The entrance of the proposed dwellings will be visible from the street.
B27	Daylight to new windows	✓	✓	Complies. All habitable room windows will receive adequate amounts of daylight.
B28	Private open space	✓	✓	Complies. The existing and proposed dwelling will be provided with at least 40m ² of private open space consisting 25m ² of secluded private open space.
B29	Solar access to open space	✓	✓	Complies.
B30	Storage	✓	✓	Each dwelling has at least 6m ³ of external storage space.
B31	Design detail	✓	✓	Complies.
B32	Front fences	✓	✓	No front fence is proposed.
B33	Common property	✓	✓	Complies.
B34	Site Services	✓	✓	Complies.

House Rules – Housing Character Statements and Design Guidelines

In the House Rules document, the site is included within the Garden Suburban 1 (GS1) area. The proposal is assessed against the following Design Guidelines for the character area in the table below:

Garden Suburban 1 (GS1)

Design Response	Comments
<p>Perferred Character Statement (GS1) Garden Suburban 1 areas have streetscapes with a spacious feel that will be maintained into the future as change and renewal occur. The essential components of this sense of spaciousness, which will be maintained into the future, are: ></p> <ul style="list-style-type: none"> • Ample visual separation between dwellings • Majority of the front setback used as permeable garden landscape • Front gardens are visible from the street, forming part of the street landscape. <p>As change occurs, space will be provided for more tree planting, so these areas can become greener and leafier, by:</p> <ul style="list-style-type: none"> • Providing for canopy trees in the front setback and rear garden area • Minimising interruption of nature strips by driveways, so that regularly-spaced street tree avenues can be planted or retained. <p>Redevelopment of dwellings will occur in ways that maintain some characteristics of typical Garden Suburban style dwellings in the area, such as:</p> <ul style="list-style-type: none"> • Garages and car ports occupy a minor proportion of the dwelling frontage, and are recessively sited. • The visual dominance of the roof structure. Medium density housing types such as villa units, duplex and dual occupancy dwellings, should respect the existing neighbourhood character and reflect the design characteristics of the area. 	<p>Does not comply.</p> <p>The development of three double-storey dwellings will be uncharacteristic of the immediate surrounding area due to the minimal separation between dwellings and visual bulk presented by the dwellings when viewed from the street.</p> <p>The proposal is also uncharacteristic of the broader surrounding area when taking into the account of the newer streets, neighbourhoods, and housing stock within the Maplewood Estate. The proposal would also result in a loss of amenity for existing residents due to the removal of a number of existing street trees, and the loss of existing on-street car parking.</p> <p>The proposal is considered to be an overdevelopment of the subject land, due to the excessive visual bulk.</p>
<p>Front Setback The front setback should be no less than the average setback of the adjoining two dwellings. The area of paving and other hard surfaces, including driveways and crossovers, in front garden areas should be minimised. A landscaped strip, minimum width 0.5 metres, should be provided between a driveway and the side boundary of the property. Minimum 60% permeable area in front setback.</p>	<p>Complies.</p>
<p>Side Setback Minimum 1 metre dwelling setback from one side boundary and 2 metres from the other side.</p>	<p>Complies.</p>
<p>Garages & Carports Car parking structures should be set back behind line of the dwelling. Car parking structures should be set back 5.4 metres from the front boundary.</p>	<p>Complies.</p>
<p>Vehicle Crossing Only one vehicular crossover should be provided per frontage.</p>	<p>Does not comply, given, that three crossovers are proposed. The objective is to <i>“To maintain the continuity of nature strips, and allow</i></p>

Replace any street tree removed with another tree that provides for regular spacing of street trees in the street.	<i>regularly spaced street tree avenues to be planted or retained."</i>
<p>Height & Form</p> <p>The maximum building height should be 9 metres. Built form should be dominated by the roof structure and where predominant character incorporates eaves, this should be reflected in appropriate locations. Building elements and details (e.g. windows) should be used to break up the mass of larger wall surfaces. For corner lots, continue articulation and materials provided on the primary façade along the secondary façade.</p>	<p>Does not comply.</p> <p>The dwellings are quite boxy and no eaves are incorporate incorporated into roofing elements over the ground floor. This results in the the appearance of boxy dwellings.</p>
<p>Trees & Other Vegetation</p> <p>Large, established trees should be retained. Substantial vegetation, including canopy trees, should be provided that surrounds the dwelling. Site layout and subdivisions should be designed around existing vegetation that contributes to the area's character.</p> <p>At least one canopy tree in the front setback and the rear garden area (with only one canopy tree required in the front setback for one pair of duplexes).</p> <p>Minimum 40% permeable site area.</p> <p>At least 40sqm of functional private open space with a minimum dimension of 4m should be provided.</p>	<p>Does not comply with the minimum permeable site area, which is the preferred character for Garden Suburban areas.</p>
<p>Front Fence</p> <p>Front fences, other than very low (less than 0.6 metres in height) should be of open or transparent construction.</p> <p>Maximum front fence height of 1.2 metres.</p>	<p>No front fence is proposed.</p>
<p>Colours & Materials</p> <p>Where possible, use materials and colours that are already a common feature of the area (e.g. brown, red or orange brick and brown, red or black tiles).</p>	<p>Complies.</p>