

This fact sheet is designed to help with lodging a planning permit application for two or more dwellings on a lot. It includes advice on:

- Aspects of the planning scheme that may affect your application;
- The operation of the residential development provisions; and
- Information that needs to be provided with the application under the residential development provisions.

Proposals for more than one dwelling on a lot must obtain a planning permit. The 34 standards in Clause 55 of the planning scheme will apply. The schedule to the residential zones or a Neighbourhood Character Overlay may specify local variations to these standards.

An application for a planning permit must include a neighbourhood and site description and a design response. Before the application proceeds, council must indicate whether the neighbourhood and site description is satisfactory.

Planning scheme provisions

Your application must address all parts of the planning scheme. This includes:

- Any relevant state policies contained in the State Planning Policy Framework (SPPF), in particular Clause 14.02, Clause 16 and Clause 19.03;
- The local policy context contained in the Local Planning Policy Framework (LPPF), which is made up of a Municipal Strategic Statement and local planning policies;
- The purpose and requirements of the zone applying to the land;
- The purpose and requirements of any overlay applying to the land, eg. heritage or vegetation; and

- The residential development provisions in the Bayside Planning Scheme in particular Clause 55.

Council's decision-making on permit applications is influenced by many parts of the planning scheme, not just Clause 55. Therefore, before starting to prepare your application, it is essential that all aspects of the policies and provisions applying to the land are considered.

How do the residential development provisions work?

Clause 55 applies to an application for two or more dwellings on a lot or a residential building in the Residential 1 Zone, Residential 2 Zone, Mixed use Zone or Township Zone. All applications must meet the set of objectives to achieve residential development that:













- Respects neighbourhood character;
- Protects amenity; and
- Is sustainable.

The objectives describe the desired outcome in your completed development. Your development must meet all objectives of the Clause.

Each objective contains a standard, which contains the preferred requirements or measures to meet the objective. However, if the particular features of your site or the neighbourhood mean that the standard would not be met, an alternate design solution that meets the objective is required.

Council can vary some standards of Clause 55 by using the schedule to the residential zone or through a Neighbourhood Character Overlay. Ensure that the development that you are proposing relates to the specific neighbourhood character overlay. Council's planners are able to advise you on the overlay relevant to your proposal.

Assessment criteria – Two or more dwellings on a lot

Standard	Some design issues to be addressed
<p><i>Neighbourhood character</i></p> 	<p>Does the development respond appropriately to the existing neighbourhood character in terms of height, bulk, setback, building detailing or garden character?</p> <p>What design elements of the buildings in the neighbourhood should be responded to in your design?</p> <p>Does the development respect the existing or preferred neighbourhood character and respond to the features of the site?</p>
<p><i>Residential policy</i></p> 	<p>Has a written statement been prepared describing how the development is consistent with planning policies for housing in the Planning Scheme?</p>
<p><i>Dwelling diversity</i></p> 	<p>Does the development provide a range of dwelling sizes and types, including: a different number of bedrooms, at least one dwelling with disabled access provision?</p>
<p><i>Infrastructure</i></p> 	<p>Will the proposed development exceed the capacity of utility services and infrastructure, including reticulated services and roads?</p>
<p><i>Integration with the street</i></p> 	<p>Will the development provide adequate vehicular/pedestrian links that maintain/enhance local accessibility?</p> <p>Will the development avoid becoming an enclave or a closed community?</p> <p>Is the development designed to relate to the streetscape through low and permeable front fencing?</p> <p>Is there passive surveillance of the streetscape and any abutting open space from the dwelling?</p> <p>Is the development orientated to front existing streets?</p>
<p><i>Energy efficiency</i></p> 	<p>Does the design achieve the mandatory four-star energy efficiency rating as a minimum?</p> <p>Is the development orientated to maximise use of solar energy?</p> <p>Will the development be sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced?</p> <p>Are living areas and private open space located on the north side of the dwelling?</p>
<p><i>Street setback</i></p> 	<p>Does the development meet the requirements of Rescode in regards to setbacks?</p> <p>Does the development allow for transition in the streetscape setbacks?</p> <p>What is the prevailing setbacks for the neighbourhood?</p>
<p><i>Building height</i></p> 	<p>Is the development less than two storeys or less than 9m in height for a flat site?</p> <p>Does the height of the development respond to the neighbourhood character in terms of scale and bulk?</p> <p>Is there a graduated transition in building heights between existing and new development?</p>
<p><i>Site coverage</i></p> 	<p>Is the site coverage including garages, outbuildings and any other roofed area less than 50 per cent of the site as required by Amendment C2?</p>
<p><i>Permeability</i></p> 	<p>To lessen the impact on the existing infrastructure, is at least 20 per cent of the site not covered by impervious surfaces?</p>
<p><i>Open space</i></p> 	<p>Is any public or communal open space provided on site? If so is it accessible and fronted by all dwellings?</p> <p>Does it provide outlook for as many dwellings as possible?</p> <p>Will it protect any natural features on site?</p>
<p><i>Safety</i></p> 	<p>Does the development have a clear sense of address?</p> <p>Is planting designed to ensure safety through access ways?</p> <p>Does the development provide for adequate lighting, visibility and surveillance of car parks and internal access ways?</p> <p>Are private spaces within developments protected from becoming public thoroughfares?</p>

Landscaping



Does the landscape layout and design:

- 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?
- Provide a safe, attractive and functional environment for residents?
- Provide for the retention or planting of trees, where these are part of the character of the neighbourhood?
- Provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

Access



Is access for the development designed such that it:

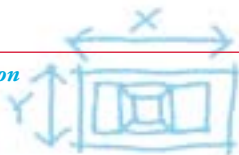
- Will allow convenient, safe and efficient vehicle movements and connections within the development and to the street network?
 - Be designed to ensure vehicles can exit a development in a forward direction if the accessway serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone?
- Does the development provide access for service, emergency and delivery vehicles?

Parking location

Are car parking facilities:

- Close and convenient to dwellings?
- Secure?
- Designed to allow safe and efficient movements within the development?
- Well ventilated if enclosed?

Parking provision



Car parking for residents should be provided as follows:

- one space for each one or two bedroom dwelling.
 - two spaces for each three or more bedroom dwelling, with at least one space under cover.
- If the development is for five or more dwellings then visitor car parking should be provided in the ratio of one space for every five dwellings.

Side and rear setbacks



Is the new building set back appropriately from the side and rear boundaries to avoid issues of overshadowing or overlooking?

Is adequate area allowed for landscaping?

Walls on boundaries

Does the development minimise the impact of bulk should walls be located on the boundary?

Daylight to existing windows

What implications does the location of your neighbour's private open spaces and habitable room windows have for your design?

North-facing windows

How and where might buildings be sited to allow sunlight into living areas and private open space?

Overshadowing open space

Will the development minimise the impact of overshadowing on the open space provided?

Internal views

Are the windows and balconies 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?

Noise impacts



Has the development taken into consideration noise sources?

Accessibility

Is the dwelling entry of the ground floor accessible for people with limited mobility?

Dwelling entry



Is the entrance to each dwelling visible and identifiable from streets and other public areas?
Does the entrance provide shelter, a sense of personal address and a transitional space around the entry?
Is the entrance well clear of vehicle movement?

Private open space

Does the development have an open space area of 40 sqm with one part of the private open space as secluded private open space with a minimum area of 25 sqm?

Storage

Does each dwelling have access to at least six cubic metres of externally accessible, secure storage space?

Design detail

Is the garage and or carport visually compatible with the development and the existing or preferred neighbourhood character?

Front fences



Does the proposed front fencing complement the design of the dwelling and any front fences on adjoining properties?

Is the fence no higher than 1.2 metres (unless transparent)?

Information to be provided

It is recommended that a pre-application meeting with a Council Planner be made to establish the extent of information required for the planning application.

For further information refer to the Bayside City Council 'Lodging a Planning Application' brochure.

Where can you get more information?

More information about the assessment of planning applications is available in Using Victoria's Planning System, from the Department of Sustainability and Environment.

General Practice notes are also available about:

- *Understanding neighbourhood character; and*
- *Making a planning application for a dwelling in a residential zone.*

Other helpful sites for information include:

www.bayside.vic.gov.au

www.dse.vic.gov.au