

22.06

15/10/2015
C147
[C182dare](#)
[proposed](#)

MULTI-RESIDENTIAL AND MIXED USE DEVELOPMENT

This policy applies to:

- multi-dwelling apartment development
- mixed-use development which includes a residential use

in:

- a Residential Growth Zone, Mixed Use Zone, Commercial Zone~~—and~~, Priority Development Zone, [and Activity Centre Zone](#).
- a General Residential Zone (if in the opinion of the responsible authority a requirement of the policy is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement)

excluding land within Design and Development Overlay Schedule 14 (DDO14) Northcote Major Activity Centre.

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Policy Basis

This policy builds on the design and built form objective in clause 15.01-2 and implements the strategies for housing diversity and urban design in the Municipal Strategic Statement.

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Policy Objectives

- To facilitate residential and mixed use development which promotes housing choice, displays a high standard of urban design, limits off-site amenity impacts, and provides appropriate on-site amenity for residents.
- To facilitate development that demonstrates the application of environmentally sustainable design principles.
- To facilitate a high quality street edge that relates to the public realm.
- To encourage efficient design outcomes that consider the development potential of adjoining sites.
- To encourage the consolidation of lots to facilitate better design and amenity outcomes for higher density development in locations where substantial housing change is directed.

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Policy

It is policy:

- To consider the objectives and guidelines of the following design elements in the assessment of multi-residential apartment development and mixed use development.
- For development of five or more storeys, to also consider the *Guidelines for Higher Density Residential Development* (DSE 2004).
- To encourage the consolidation of lots to increase development opportunities and encourage high quality design and amenity outcomes.
- To encourage the location of the mass of buildings towards the street frontage through which the rear bulk is minimised.
- To maximise street and rear facing dwellings to facilitate high quality internal amenity and reduce negative offsite impacts of development.
- To ensure development makes a positive contribution to the pedestrian environment.

22.06-3.1 Sustainability

Objectives

To achieve development design that is guided by environmentally sustainable design principles.

To achieve highly energy efficient development.

To achieve highly water efficient development.

To achieve sustainable development with a high level of internal amenity

Design Guidelines

- Utilise passive solar design layout to reduce energy consumption for lighting, heating and cooling.
- To utilise window treatments such as fixed and adjustable shading devices that respond to the building's solar exposure,
- Create a high level of daylight access preferably via providing front and rear facing dwellings or via utilising light courts that widen towards the top of buildings, especially abutting side boundaries. The base of a light court should have an adequate depth from the side boundary and a usable base for secluded private open space.
- Locate light courts to align with light courts on adjacent development sites wherever possible.
- Maximise direct access to daylight to all habitable rooms and avoid the reliance on borrowed light, including for non-habitable rooms and common areas.
- Ensure dwellings have excellent opportunities for natural ventilation, especially for single-aspect dwellings.
- Make use of resource saving utilities such as solar hot water heaters and solar panels.
- Utilise systems that encourage stormwater reduction and the reuse of grey water such as biofiltration systems and water tanks connected to e.g. toilet flushing.

22.06-3.2 Design & Materials

Objective

To locate the mass of the building envelope towards the street frontage and away from rear boundaries.

To require high quality design and finishes for multi-level development.

To ensure development has a strong relation to the pedestrian environment in the public realm.

Design Guidelines

- Development on wider street frontages should reflect the vertical streetscape rhythm of the predominant pattern in the area.
- Building levels should be distinguished via horizontal banding or building elements.
- Development on street corners, landmark sites and within activity areas should provide for a strong robust form.
- Development on street corners including rear laneways should be splayed to create open sightlines for pedestrians.
- Building mass should be located towards the street frontage, reducing the impact of visual bulk towards the rear of the lot and maximising the potential for street-facing dwellings (while avoiding side facing dwellings).

DAREBIN PLANNING SCHEME

- Development should create a lower-scale street edge through a two- or three-tiered module approach with a larger footprint for the first levels and upper levels being set back from the frontage of the lower levels.
- Development facades facing public spaces and internal passage ways should be activated via passive surveillance.
- Facades of new development should be modulated by porticos, balconies, verandahs, sun shade devices and the like and not be overly reliant on a mix of materials and colours.
- Design and building materials used should be low maintenance, durable and of high quality, and minimise the potential for graffiti.
- Development should seek to retain development potential of adjoining sites so that equitable access direct sunlight is achieved.
- The design of new buildings should incorporate techniques to minimise their apparent bulk and the ‘wedding cake’ effect of progressive setbacks to upper levels via providing a strong base at the street edge and lighter middle and top components.
- In residential areas, a domestic design approach is desirable and should comprise a balance of solid and void elements, embellished with architectural features such as balconies, fenestration and roof forms, including eaves.
- Development in commercial or mixed use zones should provide for commercial capable floor to ceiling heights at ground level where fronting the main street.
- Where blank walls to upper levels of buildings are unavoidable, they should be treated to reduce their visual impact.
- Rooftop servicing and communication equipment should be located and/or screened to minimise visibility from public spaces.
- Site services, such as utility meters, substations, fire booster and the like should be located and designed to minimise visibility from public spaces, especially the main street frontage.

22.06-3.3 Building Height

Objectives

To ensure that the height of new development responds to the relevant strategic directions for the area.

To ensure new development is appropriate to the scale of nearby streets, other public spaces and buildings.

To protect sunlight access to public spaces.

Design Guidelines

- Building height should be determined by the application of the other elements of this policy and relevant elements of this planning scheme, having regard to:
 - any height limit specified in the zone or zone schedule
 - site context, including the scale and character of surrounding development and the nature and sensitivity of surrounding land uses;
 - site characteristics, including area, dimensions, topography, orientation and outlook;
 - existing development on the site, including height, bulk, and site coverage
 - the level of impact on public spaces such as footpaths, squares and parks.

22.06-3.4 Dwelling diversity

Objective

To provide a range of dwelling sizes and types, including 3 bedroom units.

Design Guidelines

- Development is to provide residential apartments with a range of living and bedroom configurations to promote housing affordability and choice.

22.06-3.5 Parking and Vehicle Access

Objective

To ensure that adequate arrangements for vehicle access and parking for residents and visitors are provided.

To provide for pedestrian amenity by minimising vehicle crossovers and providing a single point of access for multi-dwelling developments, where possible.

To provide a high amount of conveniently accessible bicycle parking.

To avoid vehicle crossovers on primary streets where an alternative rear or side access is available.

To encourage the internalisation of car parking areas within development sites and minimise their visibility from the public realm.

Design Guidelines

- The location and design of accessways should allow for ingress and egress in a forward direction.
- The consolidation of lots to reduce the number of crossovers and hardstand is strongly encouraged.
- Vehicle crossings to street frontages is discouraged in commercial and mixed use areas where active frontages are promoted.
- Where vehicle access for a development site is available from a side or rear street, it should be used in preference to access via a crossover to a primary street, as practicable.
- Under-croft car parking areas should be sleeved by development where possible to provide habitable or active spaces adjoining street interfaces.
- Access requirements for emergency services should be accommodated.
- Basement car parks should not be designed in ways which result in the ground floor level of buildings being excessively elevated.
- Garage openings should be located within the site and should not front the primary street.
- Bicycle parking spaces should be located at ground level or first basement level and be conveniently accessible.
- The number bicycle spaces should exceed the requirements of Clause 52.34 to reflect the high level of ridership in Darebin.

22.06-3.6 Street Address – Mixed-Use Developments

Objectives

To promote opportunities for innovative land use mixes in new development, including commercial office space and home offices.

To promote active building frontages at ground level and visual and functional interaction between the footpath and new buildings.

Design Guidelines

- To ensure that development provides a sense of address to residences within mixed use developments.
- Where a proposed development is located in a retail area the ground level frontage of the building facing the street should be designed and used for retail or other approved business purposes to provide an active frontage.
- In core retail areas, development should provide continuous weather protection to the footpath. Weather protection is to be set back by 750mm from the kerb to ensure it does not interfere with vehicles.
- Development should provide for an active frontage to the footpath through the inclusion of generous glazing, openings or other design techniques that promote visibility and accessibility between the footpath and the building.
- Development should provide an attractively designed and finished interface between the building and the footpath.
- Development should provide an attractive, recognisable and accessible pedestrian access point from the street to the residential component of the building.
- Development should be designed to front and/or have outlook to any adjoining public open space as appropriate.
- Advertising signs should be designed as integrated and visually cohesive elements of the building design.
- External public and communal spaces should be adequately lit and clearly visible from within adjacent buildings.
- A direct line of sight should be created from access ways to internal communal spaces.
- Any recesses in the ground floor front facade of a building built to the street boundary should be no more than 300 millimetres deep and no less than one metre wide.
- Mail boxes should be located close to the pedestrian entry.

22.06-3.7

Street Address – Residential Areas

Objectives

To enhance streetscapes by maximising opportunities for substantial landscaping within front setbacks.

To protect and enhance pedestrian amenity by minimising the impact of vehicular access points within the pedestrian realm.

To promote safe neighbourhoods by ensuring development achieves an appropriate sense of address.

Design Guidelines

- Development should provide for meaningful landscaping within the front setback by ensuring sufficient area is set aside for deep root planting. Development should be designed to front and/or have outlook to any adjoining public open space as appropriate.
- External public and communal spaces must be adequately lit and clearly visible from within adjacent buildings.
- Internal communal spaces should be clearly visible before entering the space.
- Mail boxes should be located close to the pedestrian entry.
- Dwellings at ground level should engage with the street by providing front fencing below 1.5m in height. Fencing over 1.2m in height should be semi-transparent.

22.06-3.8 Amenity Impacts, Including Overshadowing and Overlooking

Objective

To ensure that multi-level development minimises unreasonable overshadowing and overlooking of residential development.

Design Guidelines

- The design of any privacy screening should strike a balance between preventing overlooking of existing secluded private open spaces and providing a high level of internal amenity for new dwellings.
- Privacy screening should be designed as integrated and visually cohesive elements of the building, such as:
 - Wall and balustrade design and building setbacks that utilise the building edge below to block downward views;
 - Building design and orientation of windows and balconies towards the public realm or within the development site;
 - Screening that obscures direct downward views but allows distance views where applicable (e.g. deep horizontal fixed louvres); and
 - Fixed planter boxes with higher outer and/or side edges.
- External surfaces should use low reflectivity materials.
- Servicing equipment is not to be located where it will cause a noise nuisance to adjacent properties or to dwellings within the development.

22.06-3.9 On-Site Amenity and Facilities, including Private Open Space

Objective

To provide a high adequate level of residential amenity for residents including provision of noise attenuation measures to protect residents from noise created as a part of the normal business and entertainment functions of activity centres.

Design Guidelines

- Development should meet the objectives of Clauses 55.05-1 to 55.05-4, 55.05-6 and 55.06-4 of the Darebin Planning Scheme.
- Where single aspect south facing apartments cannot be avoided, light wells should be incorporated to introduce direct natural light into habitable rooms.
- Windows to apartments with a single outlook must be clear to the sky, and should not be overhung with balconies or other protruding structure, unless the overhang is designed to provide a shading function and avoid excess heat gain.
- Bedrooms that rely upon borrowed light, including ‘battle axe’ bedrooms, should be avoided.
- Development should incorporate weather protection to private open space. These elements are to be designed as integrated and visually cohesive elements of the building design.
- Development should make adequate provision for natural light and ventilation to habitable rooms, including bedrooms.
- In larger residential developments, communal open spaces should be provided to allow for recreational uses such as a garden, courtyard, tables and seating, BBQ facilities and utility uses such as open air clothes drying.

- Communication devices, cabling, antennas and plant should be integrated into the building design, consolidated and rationalised wherever possible and not visible from the surrounding streets.

22.06-3.10 Waste Management

Objective

To provide for on-site storage of waste.

Design Guidelines

- A waste management plan which identifies the convenient location for on-site storage and arrangements for bulk storage and collection of refuse (including recyclable waste) must be submitted to the satisfaction of the responsible authority.
- Waste disposal facilities are to be carefully located so as not to pose amenity or health risks to the occupants of the development or abutting uses.
- Waste collection should occur on site.

22.06-3.11 Equitable Access

Objective

To provide adequate standards of access to and within multi-level development for older people and people with disabilities.

Design Guidelines

- Any part of the building to which the general public should have unrestricted access is to be designed and constructed to avoid discrimination in the provision of access.
- A proportion of dwellings should be designed so as to include a living room or bedroom, kitchen, bath or shower, and a toilet and wash basin at one level where practicable.

Policy reference

Darebin Housing Strategy 2013-2033, City of Darebin

High Street Study Urban Design Framework, David Lock Associates and Planisphere, 2005

Guidelines for Higher Density Residential Development, Department of Sustainability & Environment, 2004

Preston Central Structure Plan 2006 City of Darebin & David Lock Associates

Reservoir Structure Plan, 2012

Residential Built Form Guidelines, 2014

Safer Design Guidelines for Victoria, Department of Sustainability & Environment