

**22.07 DEVELOPMENT OF FIVE OR MORE STOREYS**

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This policy applies to development of five or more storeys.

**22.07-1 Policy basis**

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This policy:

- Applies the State Planning Policy Framework objectives in Clause 15.01 (Urban Environment), 18.02 (Movement Networks) to local circumstances.
- Builds on Clauses 21.03-3 and 21.03-4 relating to Housing and Urban Design, Built Form and Landscape Design, which contain a number of policy objectives that support urban consolidation.

This policy complements the *Guidelines for Higher Density Residential Development* (Department of Sustainability and Environment 2004) and the *Safer Design Guidelines for Victoria* (Crime Prevention Victoria and Department of Sustainability and Environment 2005) by providing additional local guidelines to be used in the assessment of applications for development of five or more storeys.

**22.07-2 Objectives**

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**General**

- To provide local design guidelines to achieving good urban design solutions for development of five or more storeys.

**Design themes**

This policy is structured around five design themes with a series of design elements that address the following issues:

- Public-private interface
  - Street connection
  - Public safety and security
  - Building appearance and legibility
- Off site impacts
  - Overshadowing
  - Overlooking
  - Noise and air quality
- Movement and access
  - Pedestrian access
  - Bicycle access and parking
  - Vehicle access and parking
- Internal planning and design
  - Adaptability
  - Landscaping
  - Outdoor space
  - Light and ventilation

- Technical performance
  - Thermal efficiency
  - Stormwater management
  - Site facilities

Each element includes design objectives and design guidelines.

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**Policy**

In the assessment of all development proposals of five or more storeys, it is policy to:

- Apply the design objectives and design guidelines of this policy. The design objectives describe the aim of the design element and must be met. The design guidelines provide standards or techniques that can be implemented to achieve the design objectives and should be met. Some design objectives and guidelines apply to all development, while others apply only to development with a residential component or non-residential development.
- Apply the *Safer Design Guidelines for Victoria* (Crime Prevention Victoria and Department of Sustainability and Environment 2005).

In the assessment of development proposals of five or more storeys which includes a residential use, it is policy to:

- Apply the *Guidelines for Higher Density Residential Development* (Department of Sustainability and Environment 2004).

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**Application requirements for non-residential development**

- It is policy to require an application for non-residential development to be accompanied by:
  - An urban context report.
  - A design response.

**Urban context report**

A comprehensive urban context analysis will form the basis for consideration of height, scale and massing of new development and demonstrate how the development will take into account the physical, cultural and strategic context of its location.

The urban context report may use a site plan, photographs and/or other techniques to accurately show the following in relation to the site and its neighbourhood:

*Site*

- Site shape, size, orientation and easements.
- Levels of the site and the difference in levels between the site and surrounding properties.
- Location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the site boundary.
- Previous uses of existing buildings and site, where known.
- Use of surrounding buildings.
- Location of secluded private open space and habitable room windows of surrounding properties that are located within 9 metres of the site.
- Solar access to the site and to surrounding properties.

- Location of existing significant trees on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
- Contaminated soils and filled areas, where known.
- Views to and from the site, such as landmarks and vistas.
- Street frontage features such as poles, street trees, kerb crossovers and pedestrian spaces.
- Heritage and other notable features or characteristics of the site.

*Neighbourhood*

- The built form, scale and character of the surrounding neighbourhood including front fencing.
- Architectural and roof styles.
- Any other notable features or characteristics of the neighbourhood.

**Design response**

The design response must explain how the proposed development:

- Derives from and responds to the urban context report.
- Responds to the design objectives and design guidelines of this policy.
- Responds to the Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment 2005).
- Responds to any other relevant planning provisions that apply to the land.

It is policy to require the design response to be accompanied by the following information:

- Completed application form.
- Copy of current title.
- Urban context report.
- Full shadow diagrams and assessment.
- Elevations showing techniques to control overlooking.
- Professionally prepared traffic report, including a traffic management plan.
- Professionally prepared landscape and irrigation plan indicating themes, location and species of vegetation, lighting, paving and all other works in communal areas.
- Energy audit undertaken by an accredited auditor.
- Stormwater management plan.
- Construction management plan.
- Waste management plan.
- Three sets of A1 size plans that include natural ground level and all levels to the Australian Height Datum.
- One set of A3 size plans.

**22.07-3.2 Application requirements for development with a residential component**

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- In addition to the requirements of Clause 52.35-02, it is policy to require the urban context report to show:
  - Location of secluded private open space and habitable room windows of surrounding properties located within 9 metres of the site.

- Location of existing significant trees on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
- Contaminated soils and filled areas, where known.
- In addition to the requirements of Clause 52.35-04, it is policy to require the design response to be accompanied by the following information:
  - Completed application form.
  - Copy of current title.
  - Full shadow diagrams and assessment.
  - Elevations showing techniques to control overlooking.
  - Professionally prepared traffic report, including a traffic management plan.
  - Professionally prepared landscape and irrigation plan indicating themes, location and species of vegetation, lighting, paving and all other works in communal areas.
  - Energy audit undertaken by an accredited auditor.
  - Stormwater management plan.
  - Construction management plan.
  - Waste management plan.
  - Three sets of A1 size plans that include natural ground level and all levels to the Australian Height Datum.
  - One set of A3 size plans.

**22.07-3.3 Public-private interface (Street connection)**

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**Design objective**

To ensure that development relates positively to adjacent streets and public spaces.

**Design guidelines**

**All development**

- At least 80% of the ground floor façade on the main street frontage of new buildings in commercial zones should be clear glazed.
- Incorporate displays, windows, door openings, artwork and architectural detailing into ground and first floor street frontages.
- New buildings in commercial zones should be built to the front boundary, unless the Preferred Future Character Statement for the area encourages otherwise.
- New buildings in commercial zones should include retail and/or commercial uses at street level.
- New buildings in residential zones should respond to the Preferred Future Character Statement for the area.
- Building facades, including main entires and any architectural features, should be externally illuminated. All light sources should be directed downward or upward.

**Development with a residential component**

- Distinguish residential entries from retail and commercial entries with features such as awnings.

### **Non-residential development**

- Provide design features at upper levels along the street frontage and to other public spaces, such as balconies, that encourages active uses and casual surveillance of the street.
- Provide activities at the ground floor street frontage that spill out onto the street and enliven the public realm.
- Building frontages should be predominantly parallel with street boundaries to reinforce or create a strong built form definition of the street.
- Pedestrian entrances into buildings should be clearly visible, directly face the street and provide weather protection.

### **22.07-3.4 Public-private interface (Public safety and security)**

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#### **Design objective**

To ensure that development enhances safety and security within the site and to adjacent public spaces.

#### **Design guidelines**

##### **All development**

- Design carports, underground car parking, entrance hallways and other internal communal spaces so that the whole area can be viewed before entering.
- Public or communal spaces provided in or adjacent to the development should be substantially fronted by dwellings and/or commercial premises.
- Provide clear glazed windows at ground level to allow for casual surveillance of adjoining external spaces.
- Provide lighting under fixed verandahs and awnings to ensure that the footpath is adequately lit.
- In commercial areas, provide a mix of uses, particularly at ground level, to add vitality at different times of the day and night.
- Entrance foyers should contain an easily visible intercom system.
- Landscape design should promote casual surveillance and perceptions of safety by:
  - avoiding dense foliage between 500-1800mm above ground level along streets and access ways; and
  - avoiding planting that projects into the public realm up to two metres above ground level.
- Avoid creating alcoves and leftover spaces with poor surveillance.

##### **Non-residential development**

- External public and communal spaces, such as building entries, parking areas and paths, should be well lit and clearly visible to provide casual surveillance.
- Clearly define boundaries between public and private spaces to avoid ambiguity using landscaping and/or built edges.

### **22.07-3.5 Public-private interface (Building appearance and legibility)**

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#### **Design objectives**

To ensure that development provides visual interest to the street.

To ensure that development maintains and enhances the legibility of the neighbourhood.

#### **Design guidelines**

##### **All development**

- Building facades should incorporate relief to ensure visual interest by, for example, incorporating minor projections, using voids, modulating large forms and providing a variety of recesses.
- Where opportunities for windows are reduced on west and south facades due to the employment of energy efficiency measures, use other design options to offer visual relief such as recesses, projections, material and colour variation.
- Detailing and finishing of building facades should be contemporary in style using, for example, contemporary elements, details and finishes that blend sensitively with the building's surrounds.
- Avoid highly reflective materials and colours on external walls that adjoin the public realm. Intersperse other materials with reflective or shiny surfaces to reduce the negative effects of highly reflective glass. Sheer curtain walls or other expanses of reflective glass are discouraged.
- Design roof top surfacing and communication equipment to integrate with the building.
- New buildings on sites nominated for a landmark function should be visually distinctive in height and scale.
- Buildings on corner sites should emphasise the corner section by being built to the street alignment and incorporating taller, distinctive architectural elements.

##### **Non-residential development**

- Minimise blank walls.
- Use a variety of architectural features, forms, height variation and materials to distinguish the site's significance.

### **22.07-3.6 Off site impacts (Overshadowing)**

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#### **Design objectives**

To ensure that neighbouring properties to development receive adequate daylight and sunlight.

To ensure that development allows good sun penetration to public spaces.

To recognise the different overshadowing constraints affecting development in commercial areas and development in residential areas.

#### **Design guidelines**

##### **All development**

- For development in a Commercial Zone or a Mixed Use Zone, at least 50% of adjacent residential private outdoor spaces and habitable room windows should receive a minimum of 5 hours direct sunlight between 9am and 3pm on 22 September each year. Scope for a maximum 25% additional shadow may be allowed for development with a connection to the street.
- For development in a Residential Zone, at least 75% of adjacent residential private outdoor spaces and habitable room windows must receive a minimum of 5 hours direct sunlight between 9am and 3pm on 22 September each year.
- Development should not reduce the amenity of public spaces by casting any additional shadows between 11am and 2pm on 22 September each year.
- Where possible, development should avoid overshadowing existing solar panels on other properties where this will not compromise the achievement of other sustainable development principles.

### **22.07-3.7 Off site impacts (Overlooking)**

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#### **Design objective**

To limit direct views from development into the private open space and habitable rooms of existing dwellings.

#### **Design guidelines**

##### **All development**

- Development should not directly view adjacent private outdoor spaces or habitable room windows within a horizontal distance (measured at ground level) of 9 metres of the window, deck, balcony, terrace or patio of the new building.
- Minimise direct overlooking of the main internal living areas and private open space of neighbouring dwellings through:
  - building layout;
  - location and design of windows and balconies;
  - landscaping; and
  - separation by distance.
- Minimise the use of screening devices to avoid overlooking. Where screening is used, it should integrate within the design of the building. Total reliance on screening devices is strongly discouraged.

### **22.07-3.8 Off site impacts (Noise and air quality)**

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#### **Design objectives**

To minimise the impact of noise on adjacent properties and the immediate public realm.

To ensure that occupants of development are protected from high levels of external noise from both within the development and nearby.

To minimise the impact of development on air quality.

To recognise that the quality of residential amenity in a commercial area is inherently different to and should not be compared with amenity expectations in a traditional residential area.

## **Design guidelines**

### **All development**

- Minimise noise levels from plants, equipment and vehicular and pedestrian access points, for example by locating mechanical plants away from private open space areas and noise sensitive rooms in adjacent buildings.
- Locate noise sensitive rooms and secluded private open space areas away from external noise sources.
- Locate servicing equipment so that it will not have an unreasonable noise and air quality impact on adjacent properties and the surrounding public realm. For example, exhaust vents should locate away from street frontages.
- Locate servicing equipment away from openable windows and locations where it is likely to cause a noise or air nuisance to users of the development.
- Provide adequate soundproofing where noise levels are expected to exceed ambient levels.
- Use noise resistant materials and construction methods, for example double glazing.

### **Development with a residential component**

- Separate active communal recreation areas, parking areas, vehicle access ways and service equipment from bedrooms.
- Protect noise sensitive rooms and secluded private open space areas with appropriate noise shielding techniques, for example inter-apartment floor and wall construction techniques to reduce noise transfer horizontally and vertically.

## **22.07-3.9 Movement and access (Pedestrian access)**

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### **Design objective**

To enable the use of buildings by people of all abilities.

### **Design guidelines**

#### **All development**

- Key access routes should have good visibility and be well lit.
- Provide direct pedestrian access from the street and car parks.
- Provide safe and convenient access throughout the development, including:
  - the main entrance and exit;
  - all public areas;
  - all shops, restaurants and other services of a retail or service nature;
  - all floors of all residential buildings; and
  - lifts and car parks.

#### **Development with a residential component**

- All ground floor dwellings entries should be fully accessible.



**22.07-3.10 Movement and access (Bicycle access and parking)**

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In addition to the requirements at Clause 52.34, it is policy to consider the following design objective and design guidelines.

**Design objectives**

To ensure that bicycle movements and connections within development and to the street network are convenient, safe and efficient.

**Design guidelines**

**All development**

- Provide convenient locations for bicycle spaces where access via steps is not required.
- Provide weather protection for bicycle spaces.

**22.07-3.11 Movement and access (Vehicle access and parking)**

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**Design objectives**

To ensure that vehicle movements and connections within development and to the street network are convenient, safe and efficient.

To ensure that the design of parking and access areas is safe, practical, attractive and can be easily maintained.

**Design guidelines**

**All development**

- Secure car park entries with automatic semi-transparent security grilles.
- Provide clear and open site lines within car parks.
- Minimise the number of vehicle crossovers.
- Provide vehicle access from secondary streets and laneways. If laneways are used, they should be constructed to a standard to the satisfaction of the responsible authority.
- Locate shared access ways or car parks at least 1.5 metres from the windows of habitable rooms in adjoining dwellings. This setback may be reduced to 1 metre if there is a fence at least 1.5 metres in height or if window sills are at least 1.4 metres above the access way.
- Separate vehicle access points from pedestrian access points.
- Where development contains a mix of uses, car parking areas should be shared between day time and night time demand.
- Avoid tandem spaces unless associated with a single occupancy.
- Relocate poles away from vehicle crossings.
- Provide a continuous, accessible route between disabled parking spaces and the entrance of the premises they serve.
- Naturally ventilate basement car parks.

**Development with a residential component**

- Car parking for residential development should be provided at the following rates:
  - 1 space for each 1 or 2 bedroom dwelling;
  - 2 spaces for each 3 or more bedroom dwelling.

**Non-residential development**

- Provide directional signage to lifts, stairs and exit points.
- Minimise the visual impact on the streetscape by, for example, siting on site parking away from commercial street frontages and concealing views of cars on upper levels.
- All parking areas, including entry and exit points, should be well lit.
- Provide access for service, emergency and delivery vehicles.

**22.07-3.12 Internal planning and design (Adaptability)**

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**Design guideline**

To maximise the development's ability to accommodate a range of uses over its lifespan.

**Design guidelines**

**All development**

- Provide effective lighting courts for deep plan buildings.

**Non-residential development**

- Design buildings so that they receive natural light and ventilation.
- Maximise potential pedestrian access points into buildings.
- Pedestrian entries should be clearly apparent from the street.
- Consider opportunities for development to adapt to alternate future uses.

**22.07-3.13 Internal planning and design (Landscaping)**

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**Design objectives**

To enhance the appearance of development.

To enhance and improve the micro-climatic conditions of development.

**Design guidelines**

**All development**

- Incorporate water sensitive urban design techniques into landscaping
- Provide landscaping within setback areas to the street frontage, ground floor open space areas and outdoor car parking areas.
- Use indigenous species or species that reflect the character of the surrounding locality.
- Use advance growth trees, where space permits.
- Landscape communal open space areas with low maintenance but long life species.

**Non-residential development**

- Use landscaping to maximise the permeable surface area.

### **22.07-3.14 Internal planning and design (Outdoor space)**

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#### **Design objective**

##### **Development with a residential component**

To provide sufficient, sunlit and secure private open space for the reasonable recreation needs of residents.

#### **Design guidelines**

##### **Development with a residential component**

- Provide private open space for the majority of new dwellings unless it would be detrimental to the heritage values or identified neighbourhood character.
- Private open space associated with dwellings should have an area of 8 square metres, with a minimum width of 1.6 metres, and convenient access from a habitable room.
- Orient private open space associated with dwellings to facilitate solar access and provide for maximum year round use.
- Consider the development potential of adjacent sites when locating open space areas. (i.e. do not undermine the development potential of adjoining sites by the location of private open space areas).

### **22.07-3.15 Internal planning and design (Light and ventilation)**

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#### **Design objectives**

##### **Development with a residential component**

To ensure habitable rooms in new dwellings receive adequate natural light and ventilation.

To ensure that secluded private open space receives adequate sunlight.

#### **Design guidelines**

##### **All development**

- Locate windows to facilitate cross ventilation.
- Incorporate internal courtyards and light courts to improve access to natural light and ventilation.

##### **Development with a residential component**

- Limit the depth of single-aspect dwellings.
- Avoid south facing dwellings.
- Where dwellings are not provided with private outdoor space, ensure that a substantial area of north east to north west facing openable windows and/or doors are provided so that habitable rooms receive direct sunlight and ventilation.

### **22.07-3.16 Technical performance (Thermal efficiency)**

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#### **Design objective**

To maximise the energy efficiency of development.

#### **Design guidelines**

##### **All development**

- Development should maximise passive opportunities for energy efficiency in building siting and design.
- Where the shape of the site permits, face the long side of the building to the north.
- Control summer heat gain from solar penetration by, for example:
  - minimising west facing glass;
  - shading glazing (including roof lights) with external louvres or blinds;
  - using verandahs, projecting balconies, pergolas or planting;
  - heavily recessing windows into walls.

##### **Non-residential development**

- Maximise natural lighting.

### **22.07-3.17 Technical performance (Stormwater management)**

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#### **Design objectives**

To ensure that stormwater run off created by development does not adversely impact on the external environment.

To encourage reuse of stormwater.

To encourage collection of rainwater for flushing toilets and watering gardens.

#### **Design guidelines**

##### **All development**

- Employ the reuse of stormwater and rainwater. When not reusing water, connect the on site drainage system to public drainage at the appropriate point.
- Retain existing vegetation and hydrological features.
- Minimise impervious surfaces by using water permeable materials for driveways, parking lots and other hard stand areas, for example:
  - porous asphalt or concrete;
  - open celled pavers;
  - reinforced turf;
  - concrete or plastic grids; and
  - stabilised aggregate.

- Use water permeable materials for pedestrian pathways, such as loose aggregate, wooden decks, mulch pathways or paving stones. Consideration should be given to disability access.
- Reduce potential for site erosion, sediment discharge and litter to enter drains during construction works by ensuring, for example, that the site is controlled and that deposits of soils and materials are contained away from points of entry.
- Employ sediment traps and divert “clean” stormwater around the site.
- Design car park surface areas and drainage to minimise the extent of inundation during periods of heavy rain.
- Design the surface, slope and edge of paved areas to reduce run off and facilitate stormwater infiltration on site.
- Design roof top surfaces to retain and reuse stormwater.

**Non-residential development**

- Incorporate water sensitive urban design techniques into site layout and landscaping of development at appropriate design stages.

**22.07-3.18 Technical performance (Site facilities)**

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**Design objectives**

**All development**

To provide adequate storage facilities.

To provide site facilities which are practical, attractive and easily maintained.

**Development with a residential component**

To provide site facilities which are adequate and convenient for the needs of residents.

**Design guidelines**

**All development**

- Provide adequate mailbox facilities, including a newspaper holder.
- Blend garbage and mailbox facilities with development to avoid visual clutter.
- Incorporate telecommunications infrastructure into the design of development.
- Storage facilities should be functional, secure and waterproof.

**Development with a residential component**

- Garbage and recycling bin enclosures should be:
  - of adequate size;
  - located for convenient access by residents and collection vehicles;
  - constructed with an impervious floor; and
  - screened from view of the street.

**Non-residential development**

- Conveniently locate all public infrastructure to enable efficient maintenance without disrupting the operation or use of the building.

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**Reference document**

*Design Guidelines for Developments of Four or More Storeys (Moreland City Council, June 2005)*