



**Macedon  
Ranges**  
Shire Council

# **ATTACHMENTS**

**Planning Delegated Committee  
Meeting - Wednesday 11 May 2022**

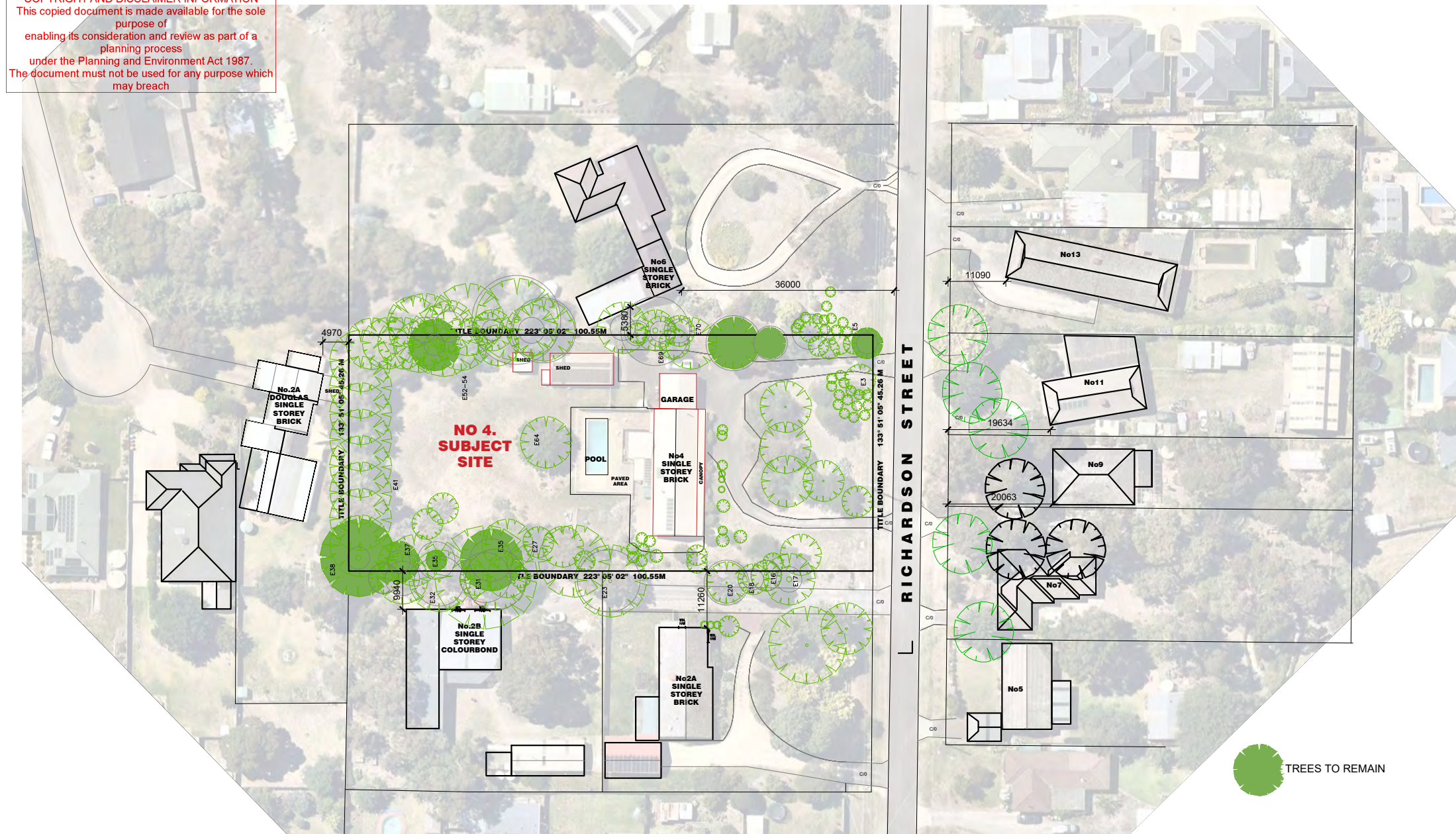


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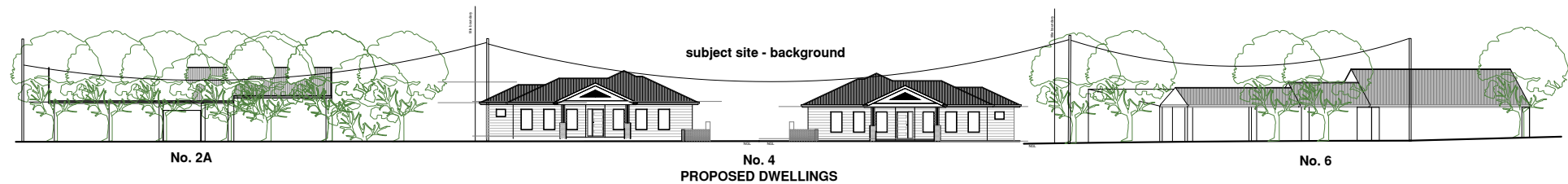
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10.1	For Decision - PLN/2021/283 - 4 Richardson Street Riddells Creek	
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S I T E C O N T E X T P L A N 1 : 4 0 0



**NOTE:** Advertised  
 THIS SITE CONTEXT PLAN HAS BEEN PREPARED FROM SITE VISITS & IS A FAIRLY ACCURATE REPRESENTATION OF EXISTING CONDITIONS OF THE SUBJECT SITE & ITS IMMEDIATE ENVIRONMENT. FOR THE PURPOSES OF MEDIUM DENSITY DEVELOPMENTS THE INFORMATION CONCERNING THE NEIGHBORS IS AS ACCURATE AS REASONABLE

**STREETScape CHARACTER**  
 THE STREETScape CHARACTER OF MAIN ROAD AND THE SURROUNDING AREA IS CHARACTERIZED BY A COMBINATION OF RENDERED HOMES, BRICK VENEER AND WEATHERBOARD HOMES & MULTI DWELLING DEVELOPMENTS, OF SINGLE OR DOUBLE STOREY CONSTRUCTION WITH HIPPED OR GABLE ROOFS OR A COMBINATION OF THE TWO, WITH BASIC ARCHITECTURAL FEATURES OF FLAT ROOFS TO PORCHES, VERANDAHS, CARPORTS & GARAGES. ALL PROPERTIES HAVE A GARDEN FRONTAGE THAT CONSISTS OF LAWN & VARIOUS LARGE & SMALLER TREES & SHRUBS. EVERY GARDEN FORMS PART OF THE SCOPE OF THE FRONT LAWNS. SOME OF THE GARDENS ARE FENCED USING A COMBINATION OF MATERIALS SUCH AS BRICK/IRON OR TIMBER. THERE IS REASONABLE WIDTH OF NATURE STRIPS WITH WELL ESTABLISHED TREES. OVERHEAD POWERLINES EXIST TO BOTH SIDE OF MAIN ROAD

**BUILT FORM**  
 THE EXISTING BUILT FORM IS MOSTLY SINGLE STOREY WITH SOME DOUBLE STOREY BUILDINGS WITH ROOFS PITCHED BETWEEN 22.5° & 30°. DWELLINGS SITUATED AROUND THE SUBJECT SITE ARE TYPICAL OF THE SURROUNDING AREA. SOME 2 STOREY SINGLE DWELLINGS AND WITH EMERGING EXAMPLES OF 2 STOREY DUAL OCCUPANCY DWELLINGS OF A SIMILAR FORM TO THE PROPOSED CONCEPT. ROOF FORMS ARE GENERALLY HIPPED OR GABLE OR A COMBINATION OF THE TWO WITH SOME FLAT ROOF FORMS. ROOFING MATERIAL IS COMMONLY TILED WITH SOME METAL ROOFS. VERANDAHS/PORCHES VARY IN SIZE & STYLE.

**LAND FORM**  
 THE TOPOGRAPHY OF THE LAND RELATIVELY FLAT WITH 1060MM FALL FROM WEST TO EAST

**TYPICAL ABBREVIATIONS:**

C/O	DENOTES 'CROSSOVER'
EP	ELECTRICAL POLE
H/W	DENOTES 'HABITABLE ROOM WINDOW'
N/H	DENOTES 'NON HABITABLE ROOM WINDOWS'

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**GENERAL NOTES:**  
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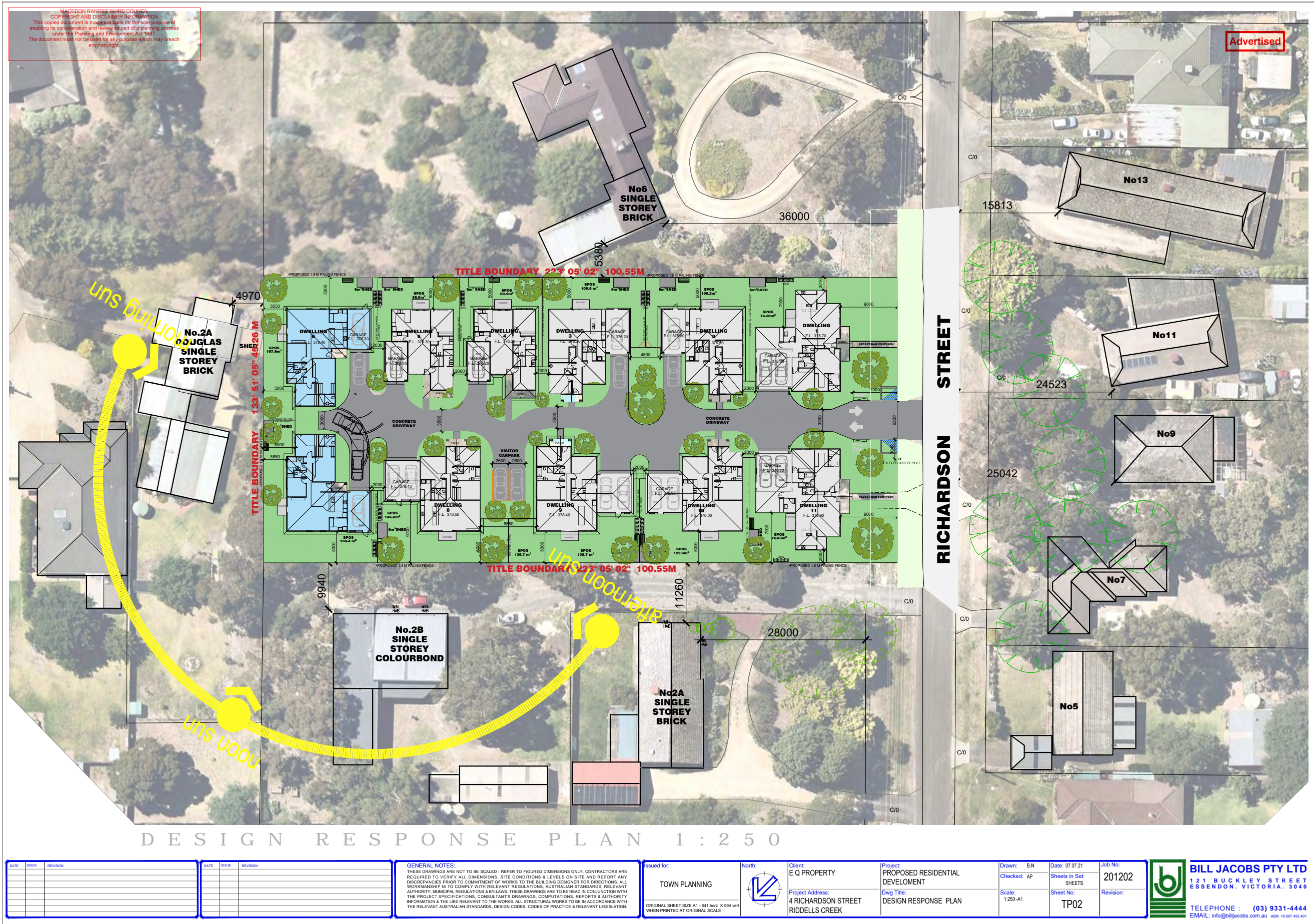
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**E Q PROPERTY**  
 Project Address:  
**4 RICHARDSON STREET  
 RIDDELLS CREEK**

Project:  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Dwg Title:  
**SITE CONTEXT PLAN**

Drawn: BN  
 Checked: AP  
 Date: 07.07.21  
 Sheets in Set: 201202  
 Scale: 1:400  
 Sheet No: TP01

Job No:  
**201202**  
 Revision:

**BILL JACOBS PTY LTD**  
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Project:  
**PROPOSED RESIDENTIAL DEVELOPMENT**

Dwg Title:  
**DESIGN RESPONSE PLAN**

Drawn: B.N  
 Checked: AP

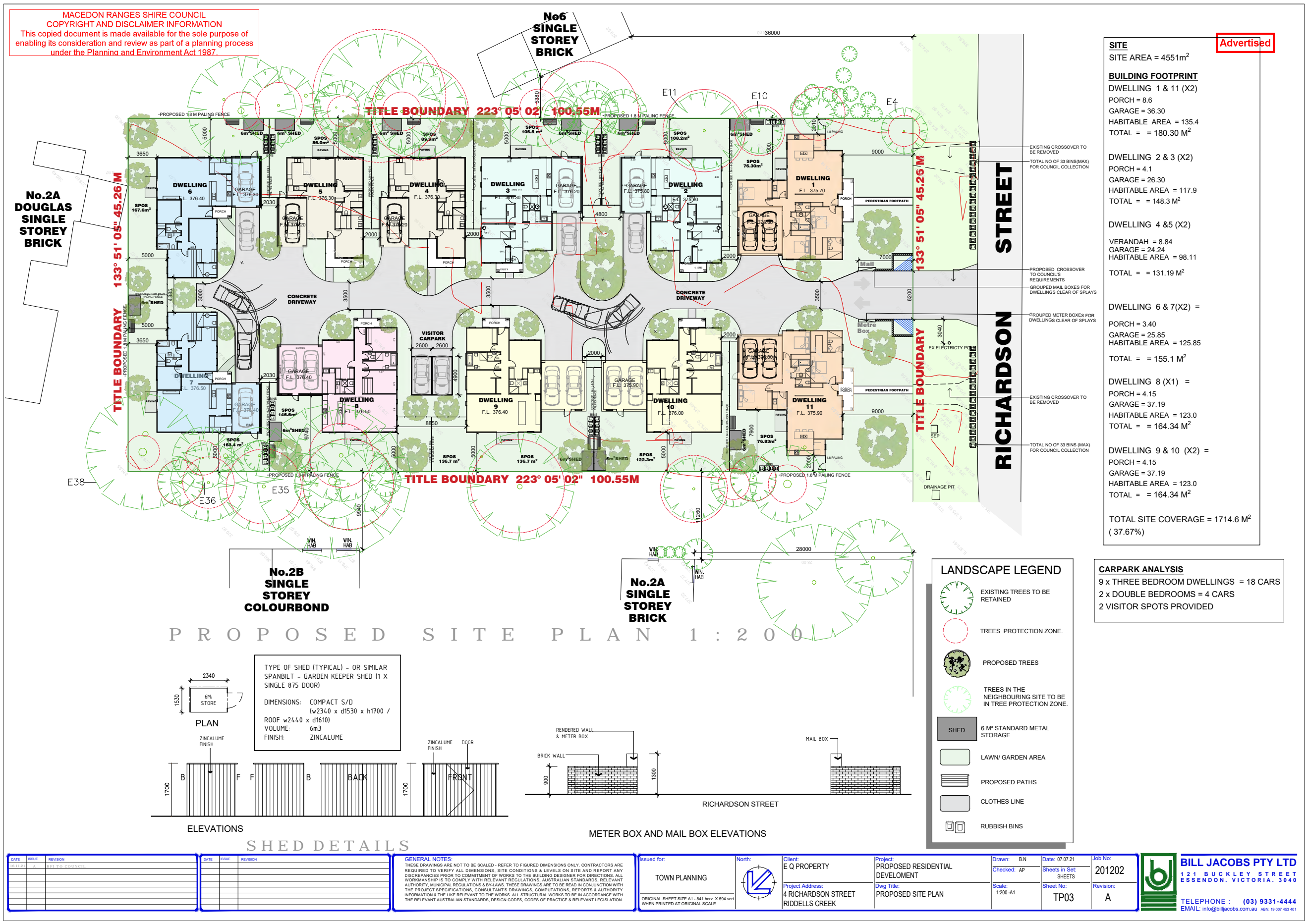
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Revision:

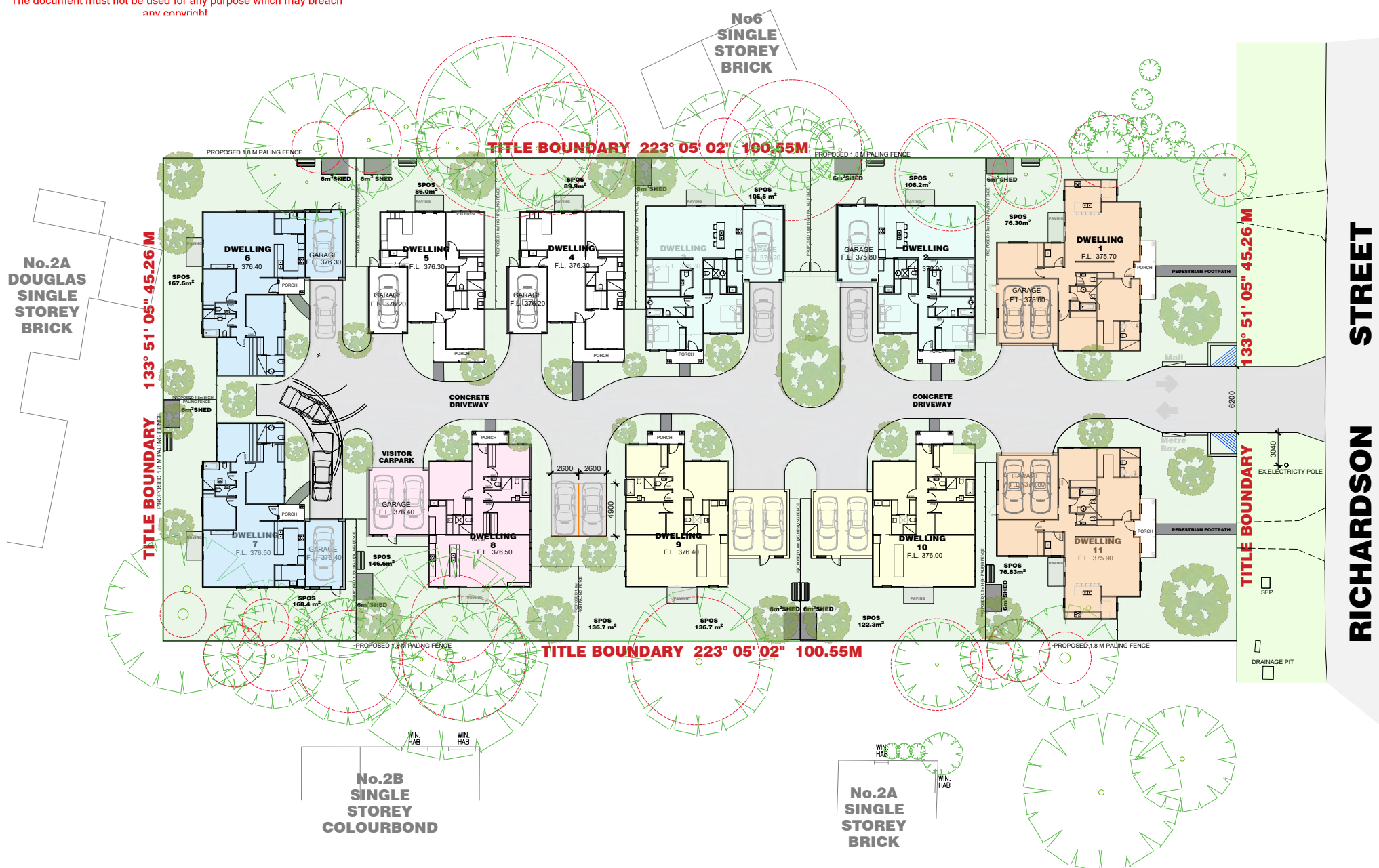
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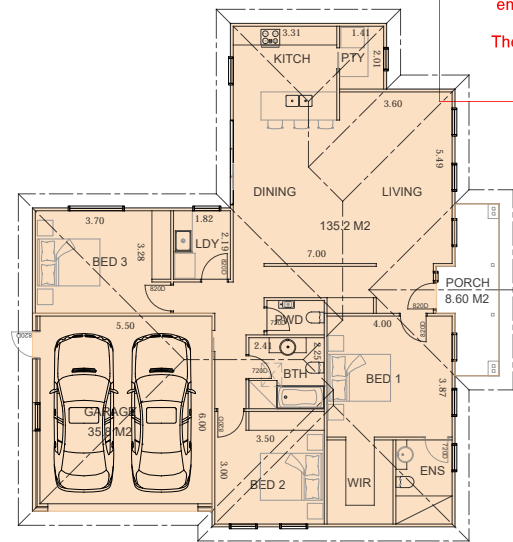
**SITE**  
 SITE AREA = 4551m<sup>2</sup>  
**GARDEN AREA**  
 GARDEN AREA REQUIRED = 35 %  
 TOTAL GARDEN AREA PROVIDED = 2396.7 M<sup>2</sup> = 52.66 %

- LANDSCAPE LEGEND**
- EXISTING TREES TO BE RETAINED
  - TREES PROTECTION ZONE.
  - PROPOSED TREES
  - TREES IN THE NEIGHBOURING SITE TO BE IN TREE PROTECTION ZONE.
  - LAWN/ GARDEN AREA
  - PROPOSED PATHS

GARDEN AREA CALCULATION

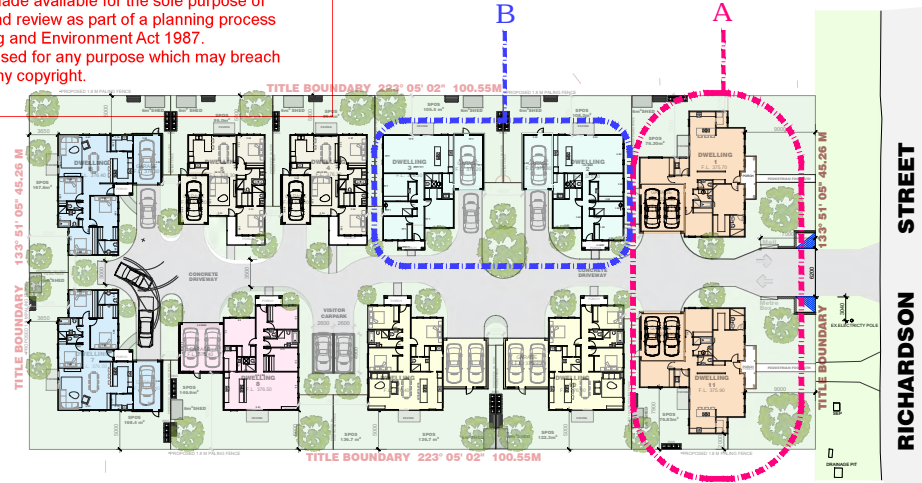
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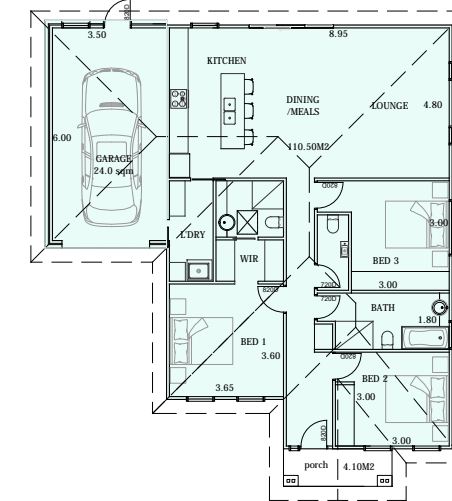
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T Y P E A  
 (DWELLING NO 11)  
 (NO 1 MIRROR)



KEY PLAN

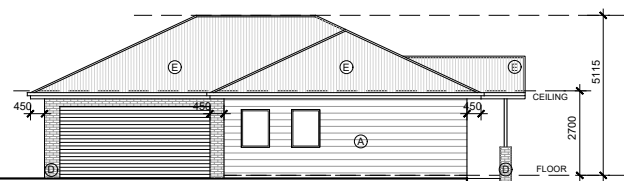
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(A)	SELECTED WEATHERBOARD CLADDING 'CREAM WHITE' - DWELLING NOS 1, 4 & 5, 7, 8 & 10 'SHALE GREY' - DWELLING NOS 2&3, 6, 8 & 11 CREAM WHITE SHALE GREY
(B)	CONTRAST WHITE WINDOWS AND DOOR FRAMES 'SURF MIST'
(C)	PROPOSED LIGHTWEIGHT CLADDING TO GABLES RENDERED FINISH 'DULUX TEAHOUSE'
(D)	BRICK TO BE 'AUSTRAL LOFT' BASE OF VERANDAH POSTS SURROUNDS TO MATCH ENTRANCE BRICK WALLS
(E)	PROPOSED ROOF / VERANDAH ROOF TO BE CORRUGATED PROFILE COLORBOND MONUMENT FASCIA / GUTTERS / POSTS COLORBOND MONUMENT
(F)	PROPOSED 'SURF MIST' - GARAGE DOOR
(G)	TIMBER LOOK FRONT DOOR



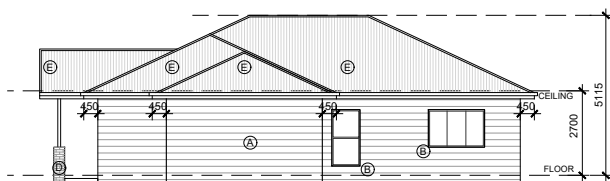
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 (NO 3 MIRROR)

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NORTH ELEVATION



(INTERNAL) ELEVATION



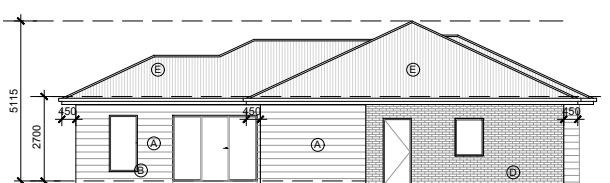
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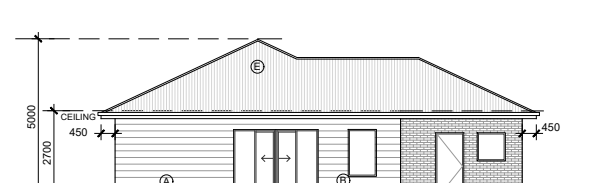
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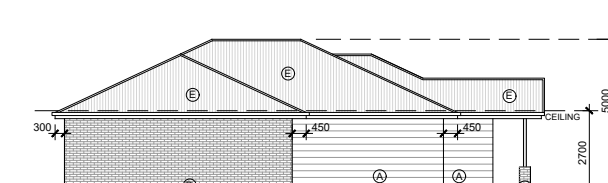
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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 RIDDELLS CREEK

Project:  
 PROPOSED RESIDENTIAL  
 DEVELOPMENTS  
 Dwg Title:  
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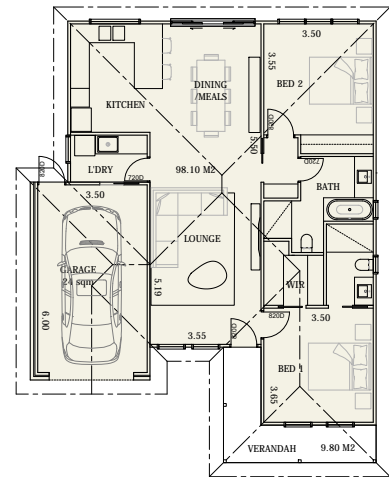
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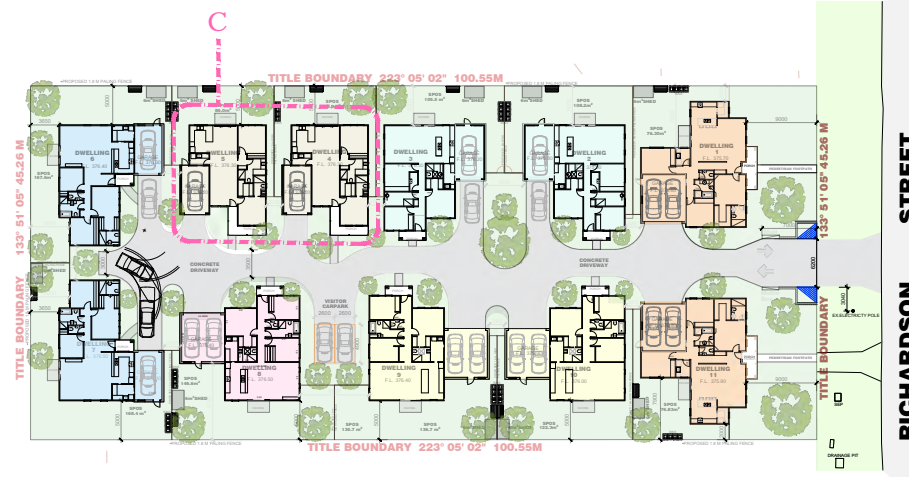


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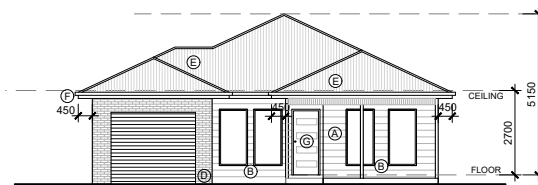


GROUND FLOOR PLAN



KEY PLAN

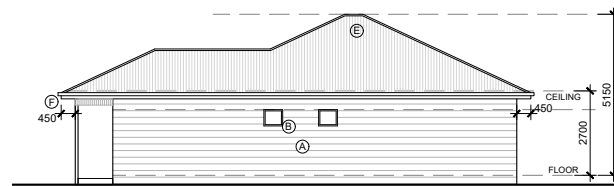
T Y P E C  
 (DWELLING NO 4 & 5)



(INTERNAL) ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

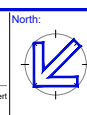
COLOUR AND MATERIAL SCHEDULE		
SELECTED WEATHERBOARD CLADDING		
(A)	'CREAM WHITE' - DWELLING NOS 1, 4 & 5, 7, 8 & 10 'SHALE GREY' - DWELLING NOS 2 & 3, 6, 8 & 11	CREAM WHITE SHALE GREY
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(F)	PROPOSED 'SURF MIST' - GARAGE DOOR	
(G)	TIMBER LOOK FRONT DOOR	

DATE	ISSUE	REVISION
10/21/21	A	OFF TO COUNCIL

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 4 RICHARDSON STREET  
 RIDDELLS CREEK

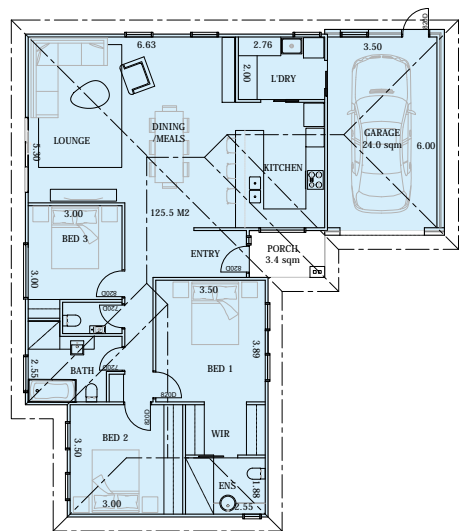
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 PROPOSED RESIDENTIAL  
 DEVELOPMENTS  
 Dwg Title:  
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Date: MAY21  
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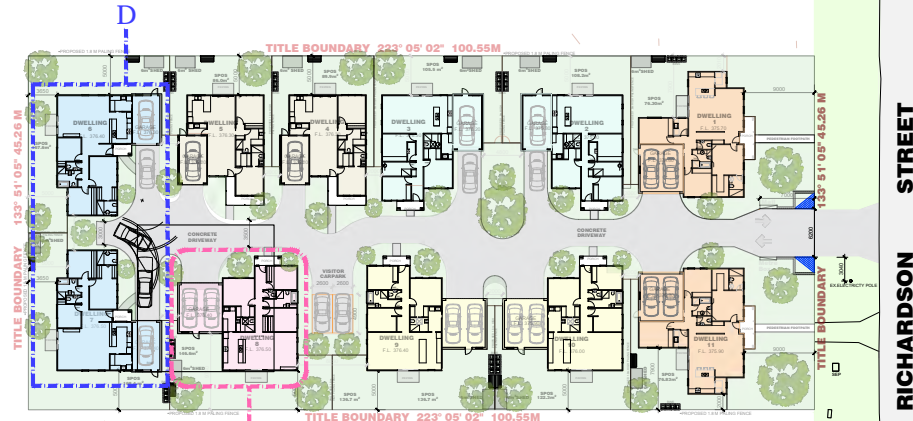
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GROUND FLOOR PLAN

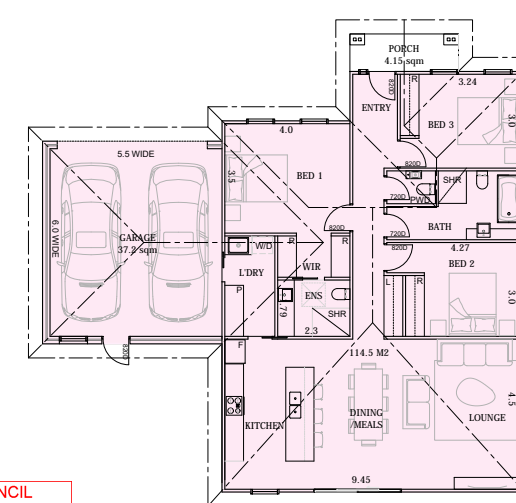
T Y P E D  
(DWELLING NO 6 & 7)



K E Y  
P L A N

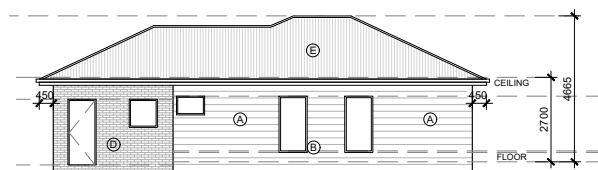
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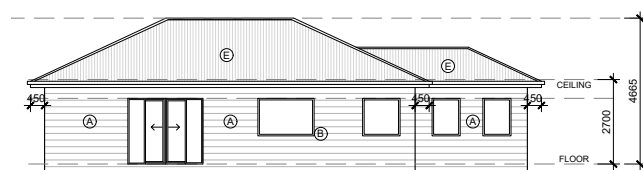


GROUND FLOOR PLAN

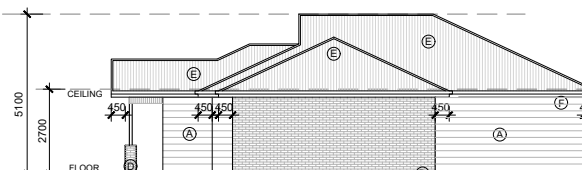
T Y P E E  
(DWELLING NO 8)



SOUTH ELEVATION



EAST ELEVATION



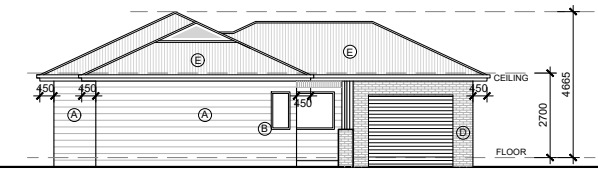
(INTERNAL) EAST ELEVATION



NORTH ELEVATION



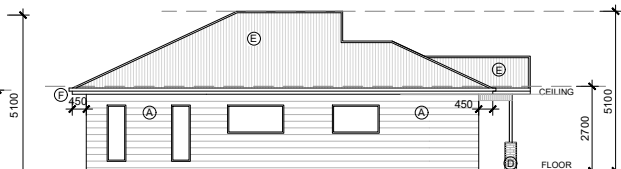
(INTERNAL) WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



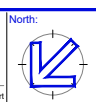
WEST ELEVATION

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PROPOSED RESIDENTIAL  
DEVELOPMENTS  
Dwg Title:  
FLOOR PLANS AND ELEVATIONS

Drawn: BN  
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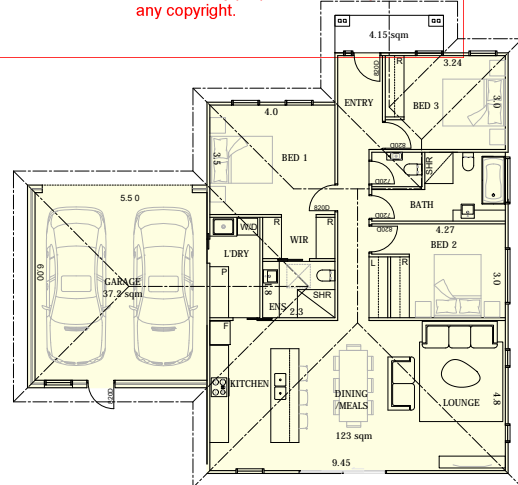
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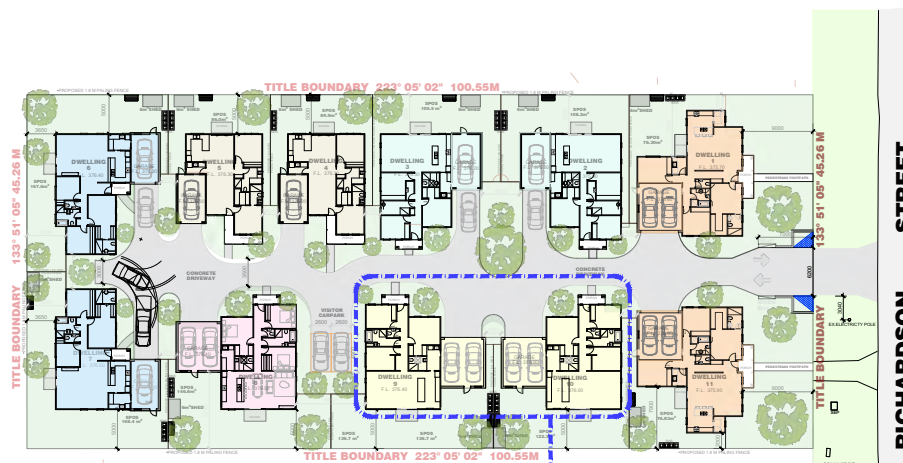
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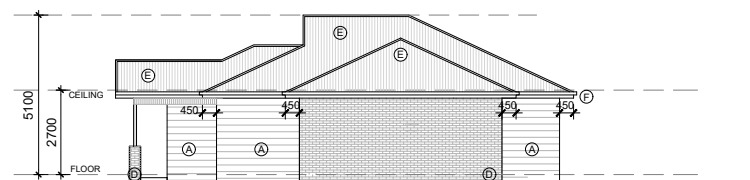
GROUND FLOOR PLAN

TYPE F DWELLING NO 10  
 (NO 9 MIRROR)



KEY PLAN

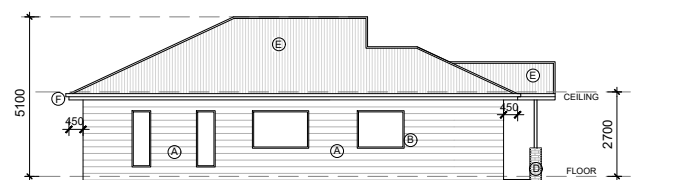
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(A)	SELECTED WEATHERBOARD CLADDING "CREAM WHITE" - DWELLING NOS 1, 4 & 5, 7 & 10 "SHALE GREY" - DWELLING NOS 2&3, 6 & 8 & 11
(B)	CONTRAST WHITE WINDOWS AND DOOR FRAMES "SURF MIST"
(C)	PROPOSED LIGHTWEIGHT CLADDING TO GABLES RENDERED FINISH "DULUX TEAHOUSE"
(D)	BRICK TO BE "AUSTRAL LOFT" BASE OF VERANDAH POSTS SURROUNDS TO MATCH ENTRANCE BRICK WALLS
(E)	PROPOSED ROOF / VERANDAH ROOF TO BE CORRUGATED PROFILE COLORBOND MONUMENT FASCIA / GUTTERS / POSTS COLORBOND MONUMENT
(F)	PROPOSED "SURF MIST" - GARAGE DOOR
(G)	TIMBER LOOK FRONT DOOR



EAST ELEVATION



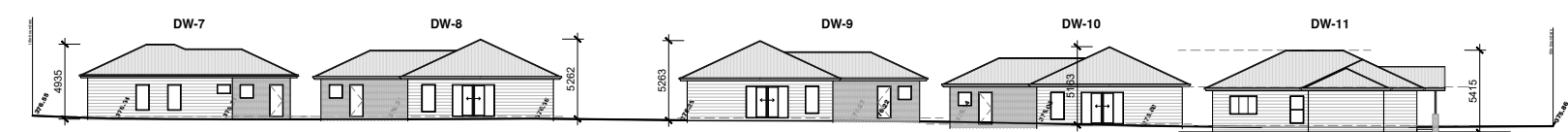
SOUTH ELEVATION



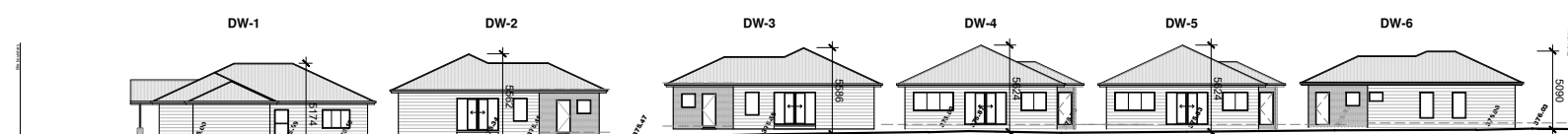
(INTERNAL) ELEVATION



NORTH ELEVATION



SITE ELEVATION- SOUTH



SITE ELEVATION- NORTH



SITE ELEVATION- WEST



SITE ELEVATION- EAST

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Client:  
 E Q PROPERTY  
 Project Address:  
 4 RICHARDSON STREET  
 RIDDELLS CREEK

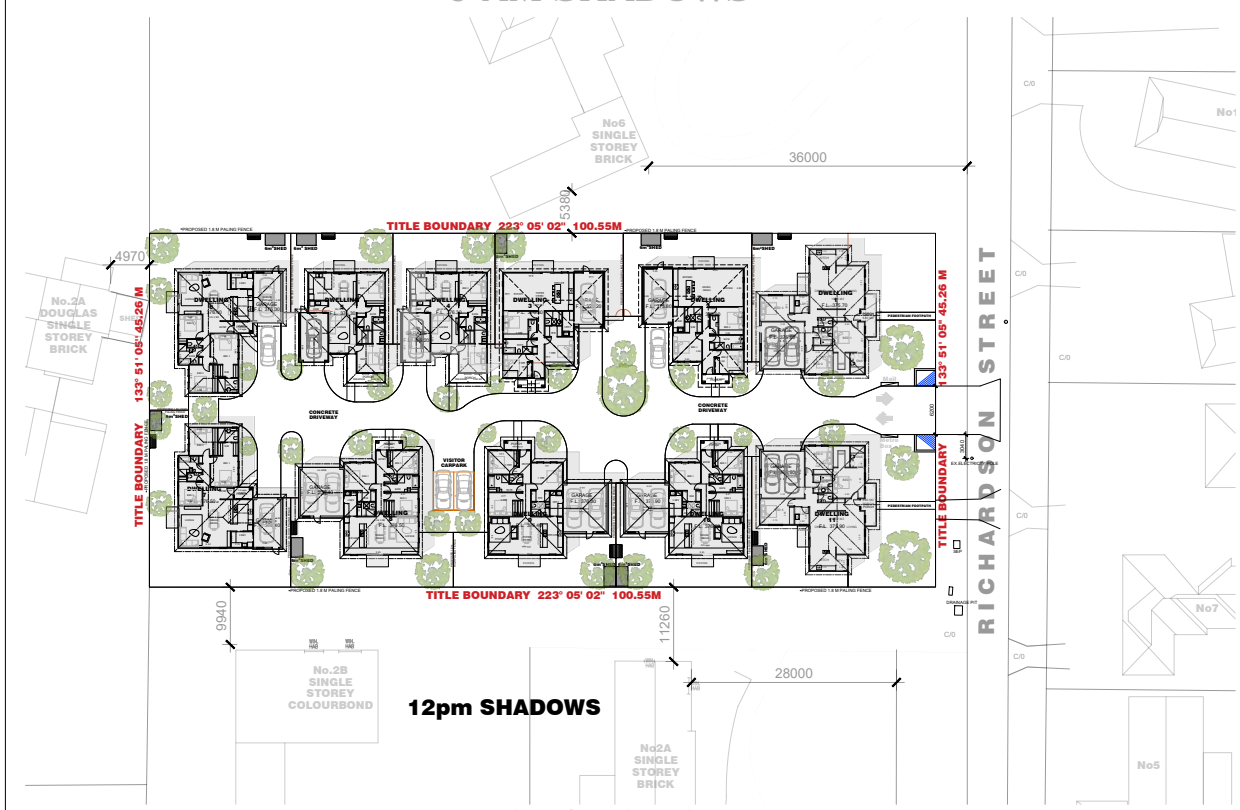
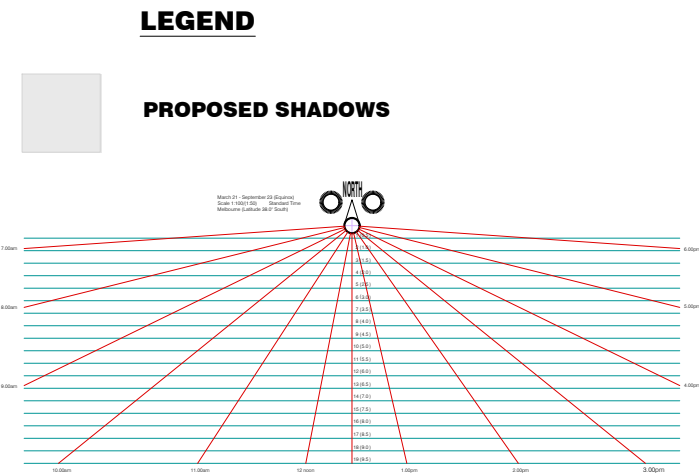
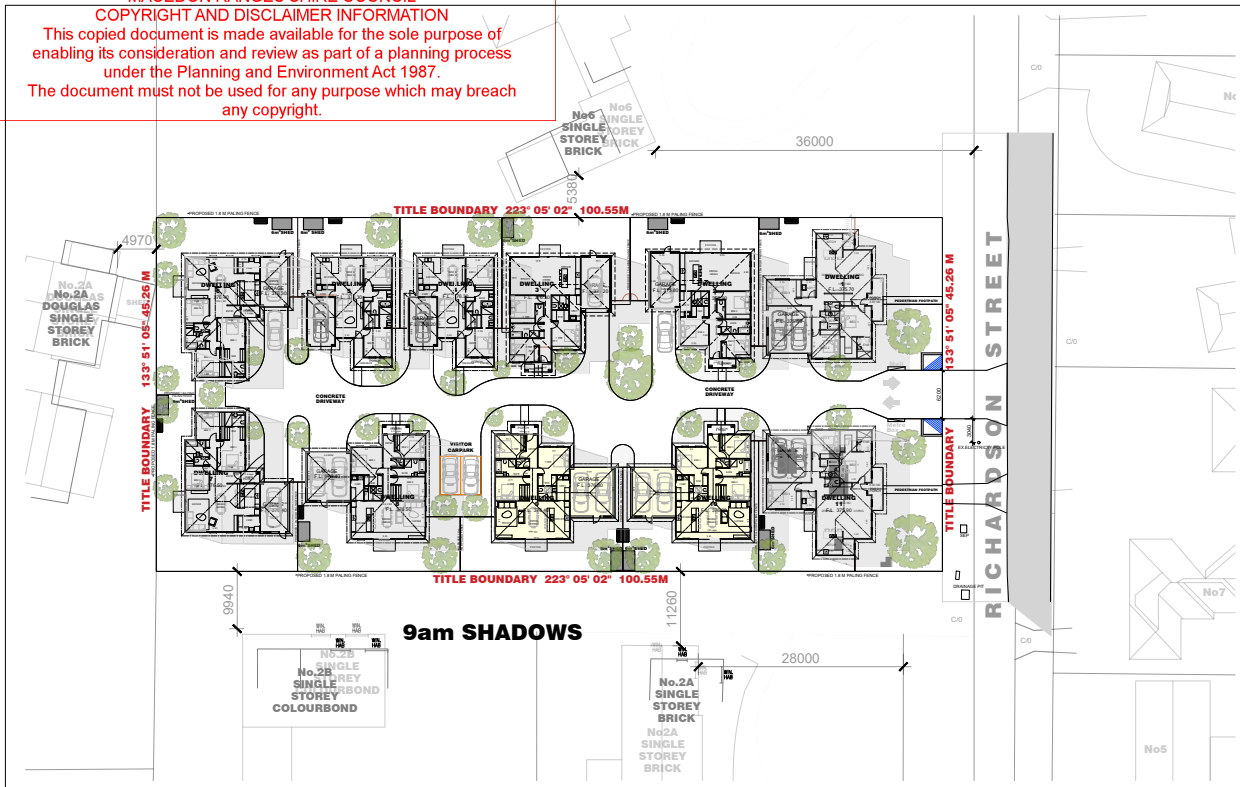
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 PROPOSED RESIDENTIAL  
 DEVELOPMENTS  
 Dwg Title:  
 FLOOR PLANS AND ELEVATIONS

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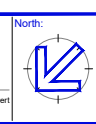
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Project Address:  
**4 RICHARDSON STREET  
 RIDDELLS CREEK**

Project:  
**PROPOSED RESIDENTIAL  
 DEVELOPMENTS**

Dwg Title:  
**SHADOW DIAGRAMS**

Drawn: BN  
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Date: 07.07.21  
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Job No:  
**201202**

Sheet No:  
**TP09**

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**A**

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**RMC** PLANNING | DEVELOPMENT ADVISORY**Advertised**

Application for multi-dwelling housing comprising nine (9) three-bedroom dwellings and two (2) two-bedroom dwellings

4 Richardson Street, Riddells Creek

*Town planning report prepared by RMC Planning  
on behalf of 4 Richardson Pty Ltd*

M: 0421 281 381 E: [red.mcnamara@gmail.com](mailto:red.mcnamara@gmail.com)

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## Introduction

RMC Planning has been engaged by 4 Richardson Pty Ltd to undertake a planning assessment and report for the multi-dwelling housing development at 4 Richardson Street, Riddells Creek.

This planning submission assesses the proposed development against the relevant provisions of the Macedon Ranges Shire Planning Scheme. It outlines the following:

- The existing site context and surrounding environs;
- Details of the proposed development;
- An assessment of the proposal in the context of the Victorian Planning Provisions and the Macedon Ranges Shire Planning Scheme; and
- Detail of the key planning considerations relevant to the proposal.

We believe this report demonstrates that the proposal is consistent with the zoning and overlay provisions and the proper and orderly planning of the area. Accordingly, we look forward to Council's support of the application through the issue of a planning permit.



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1.0 SUBJECT SITE AND ENVIRONS

1.1 Subject site

The subject site is located on north-eastern side of Richardson Street approximately 120 metres south-east of the intersection with Main Road.



Figure 1 – Cadastral plan of subject site (source: Mapshare Vic)

The site is regular in shape with a frontage of 45.26 metres, a depth of 100.55 metres and a total area of 4,551 sqm. The is generally flat. There are a number of trees across the property – details of which are outlined in the supporting arborist report. The subdivision pattern in the area varies, including a number of larger rectilinear lots of between 2,000 – 4,000 sqm, several of which have been subdivided to cater for multi-dwelling housing.

The site contains an existing single storey brick dwelling with swimming pool and detached garage to the rear. The dwelling is positioned centrally within the site with a circular gravel driveway and informal crossovers providing access onto Richardson Street.

Photos of the existing condition of the site are provided below.

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Figure 2 – Subject site as it presents to Richardson Street



Figure 3 – Subject site from Richardson Street (aerial view)



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Figure 4 – Subject site from rear yard

## 1.2 Environs

The subject site is in a residential neighbourhood containing a mix of older style detached dwellings including several ranch-style properties. Also notable are a variety of more recent multi-dwelling housing developments. Generous front setbacks and with canopy trees are a feature in local streetscapes. Common architectural features include; mix of single and double-storey buildings, pitched roof forms, recessed upper levels, inclusion of eaves, and the use of brick, render and weatherboard in a natural colour palette.

In recent years a small but growing proportion of established properties have been redeveloped for dual occupancy and townhouse developments – reflecting the site's desirable location. Key locational attributes include:

- Riddells Creek Recreation Reserve (approx. 400 metres south);
- Riddells Creek Primary School (approx. 500 metres south-west); and
- Riddells Creek town centre including Riddells Creek train station (approx. 900 metres south-west).

The aerial photograph in Figure 5 and Melways extract in Figure 6 provide an overview of key features in the area relative to the subject site – as do the site context and design response plans submitted with the application.



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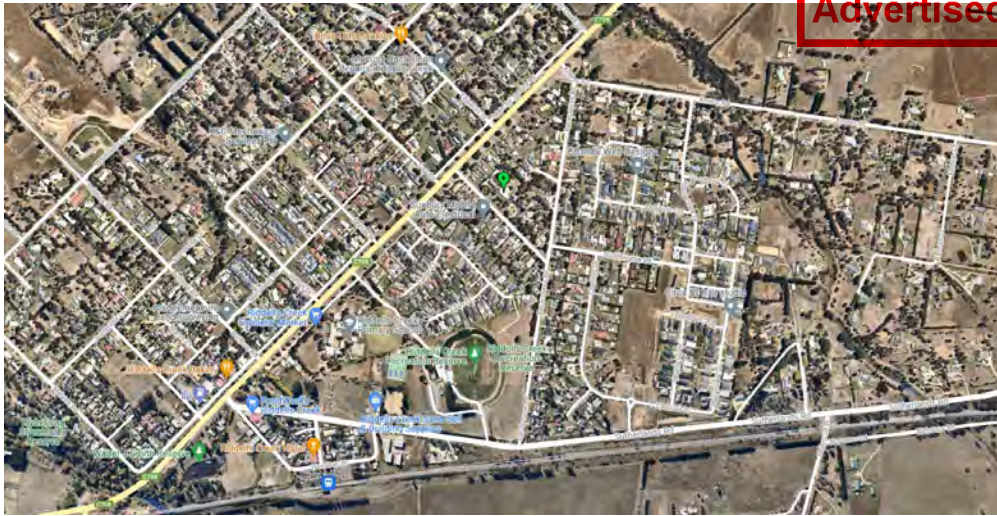


Figure 5 – Aerial photo of the subject site and surrounding area



Figure 6 – Melways map showing subject site and surrounding amenities

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The immediate abutments to the subject site comprise the following:

- **North-west:** The site's north-western boundary abuts a detached, dual occupancy development at 2 Richardson Street. Both dwellings are single-storey and of brick construction. The shared boundary abuts a gravel driveway servicing the rear dwelling (refer photo below).



- To the **south-west** is Richardson Street, a residential street accommodating one lane of traffic in each direction with an unsealed gravel shoulder. On the opposite side of Richardson Street are a mix of detached dwellings and a townhouse development at No.17.



- The **north-east** boundary abuts the side setback of a ranch style single-storey dwelling accessed via Douglas Court (No.2A), fronting Racecourse Road (No.50). The dwelling itself is setback approximately 6 metres from the boundary fence (refer photo on the following page).

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- To the **south-east** is a detached ranch style dwelling at No.5 Richardson Street. The dwelling has a circular driveway and front setback similar to the subject site. The dwelling is positioned on an angle within the long with the side setback to the shared boundary ranging from approximately 3 – 9 metres. Several large trees are located close to the shared boundary with the subject site (refer photo below).





The nature of the site's interfaces is further depicted in the aerial photos below.

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The wider area is contains older style detached dwellings alongside more recent dual occupancy and townhouse developments.

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## 2.0 THE PROPOSAL

The proposal seeks approval for the construction of nine, 3-bedroom dwellings and two, 2-bedroom dwellings in a predominantly detached configuration. All dwellings are single storey.

The demolition of the existing dwelling and ancillary structures does not require a permit.

The proposal is informed by the architectural plans prepared by Bill Jacobs Pty Ltd. The design and layout of the proposal is summarised below:

### Ground Floor

- Staggered front setbacks of between 7.79 – 9.49 metres;
- No walls on boundaries;
- Varied side (south-west) setbacks of between 2.4 – 8.4 metres;
- Varied side (north-west) setbacks of between 2.3 – 8.6 metres;
- Single garage, entry, open plan kitchen/living/dining, laundry, two bedrooms, ensuite and powder room to all two-bedroom dwellings;
- Double garage or single-garage with tandem space, entry, open plan kitchen/living/dining, laundry, three bedrooms, ensuite and powder room to all three-bedroom dwellings;
- Bin store area servicing all dwellings;
- Two visitor car parks; and
- Secluded private open space to all dwellings.

### General

The design response makes effective use of the site area combining open plan living and generously apportioned private open space. Access to the garages of nine of the dwellings is via a central driveway with access onto Richardson Street. Two of the dwellings utilise the existing crossovers to provide direct access onto Richardson Street.

The form of the proposed buildings incorporates:

- Maximum height of ~3.5 metres (all dwellings single-storey);

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- Pitched roof forms with traditional architectural styling;
- A mix of materials and finishes including, brick, horizontal weatherboard cladding and painted render in earthy colours;
- Opportunity for the planting of canopy trees within the secluded private open space;
- Site coverage of 35%; and
- Permeability of 42%.

Further detail on elements of the proposal is provided in discussion of the key planning considerations and the assessment against the provisions of Clause 55 (ResCode).

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### 3.0 THE PLANNING CONTEXT

Clause 65 identifies the relevant decision guidelines that the Responsible Authority must consider as appropriate. The following are relevant to the proposed development:

- The matters set out in Section 60 of the Act;
- The State Planning Policy Framework and the Local Planning Policy Framework; including the Municipal Strategic Statement and the local planning policies;
- The purpose of the zone, overlay and other provisions;
- Any matter required to be considered in the zone, overlay or other provision;
- The orderly planning of the area; and
- The effect on the amenity of the area.

These matters form the framework of the following sections of the report.

#### *3.1 State planning policy framework*

The following provisions of the Planning Policy Framework are relevant to this application:

- Clause 11: Settlement
  - Clause 11.01-1S: Settlement
  - Clause 11.02: Managing Growth
- Clause 15: Built Environment & Heritage
  - Clause 15.01: Built environment
  - Clause 15.02: Sustainable development
- Clause 16: Housing
  - Clause 16.01: Residential development
- Clause 18: Transport
  - Clause 18.01: Integrated transport
  - Clause 18.02: Movement networks



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The proposal is consistent with a key thrust of the SPPF to encourage consolidation and will housing that will complement and enhance neighbourhood character through high quality architecture. Moreover the proposal provides planning outcomes that deliver net community benefit. As described in more detail below, the provision of eleven (11) dwellings on a currently underutilised site accords with the strategic objectives of the PPF as they relate to sites with good access to existing infrastructure and services.

### 3.2 Local Planning Policy Framework

The following provisions of the Local Planning Policy Framework are relevant to this application:

- Clause 21.01: Municipal Profile
- Clause 21.02: Key Issues and Influences
- Clause 21.03: Vision – Strategic Framework
- Clause 21.04: Settlement
- Clause 21.05: Environment & Landscape Values
- Clause 21.08: Built Environment and Heritage
- Clause 21.09: Housing
- Clause 21.13: Local Areas and Small Settlements
- Clause 22.01: Residential Development and Character Policy

As with the provisions of the PPF, the proposal is submitted as being in accordance with the MSS and local planning policies. The proposed development serves to deliver the policy objectives to meet demand for well-designed, affordable housing in established areas with access to existing services. Further discussion of these policy objectives is provided in the key planning considerations section below.

### 3.3 Land Use Zoning

The subject site is located within the Neighbourhood Residential Zone – Schedule 8 (NRZ8).

The Purpose of the NRZ includes:

- *To recognise areas of predominantly single and double-storey residential development.*



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- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.



Figure 4 – zoning map of subject site and surrounding area

Pursuant to Clause 32.09-6 a permit is required to construct two or more dwellings on a lot.

Pursuant to Clause 32.09-4, a minimum of 35% of the site is required to be 'garden area'. The proposal exceeds this requirement through the provision of 42.2% Garden Area, as illustrated on TP-04.

Further discussion on the zoning provisions and the provisions of ResCode is provided in the Key Planning Considerations section below.

### 3.4 Overlay Controls

The subject site not subject to any development overlays as illustrated on the following page.



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Figure 5 – Overlay map of subject site and surrounding area

### 3.5 Particular Provisions

The proposal is subject to the provisions of Clause 55: 'Two or more dwellings on a lot' and 52.06: 'Car Parking'. An assessment against each provided in the Key Planning Considerations section below.

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#### 4.0 KEY PLANNING CONSIDERATIONS

Based on the provisions of the Macedon Ranges Shire Planning Scheme, the decision guidelines of Clause 65, the following are submitted as being the key planning considerations of relevance:

- Is there strategic policy support for the proposal?
- Is the proposal acceptable from a neighbourhood character perspective?
- Does the proposal achieve an acceptable level of compliance with the provisions of Clause 55: 'Two or more dwellings on a lot', particularly in terms of internal amenity and potential off-site amenity impacts?

Each of these matters will now be addressed in turn.

##### *4.1 Response to policy*

The subject site is submitted as being an appropriate candidate for infill housing.

At a State Planning Policy level, urban consolidation is encouraged in areas with access to existing infrastructure and services. Orderly planning of established areas must take into account the demand for additional housing.

The MSS and Local Policy Framework further reinforce these objectives.

Clause 21.01: 'Municipal Profile' identifies that Macedon Ranges has little diversity in housing stock with 95% of dwellings detached houses, yet 54% of households are just one or two persons.

Clause 21.02: 'Key Issues and Influences' informs the objectives, strategies and implementation of Clauses 21.04 – 21.13.

Key influences for the municipality include:

##### *Built Environment*

- *Consideration of the relationship between infrastructure provision and development needs.*
- *Significant and highly valued characteristics of each township area.*

##### *Housing*

- *Requirement for increased housing diversity, affordability and proximity to town centres.*

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- *Respect for landscape values, such that housing is submissive to the environment.*
- *Small household size (one or two people) is a large and growing population of all households in the Shire. Nearly half the Shire's 13,596 households were small households at the 2006 Census and this is expected to rise in the future as the population ages, people delay childbirth, form partnerships later in life, or divorce.*

#### Community Development and Infrastructure

- *By 2026 it is expected that the number of people over 64 in the Shire's population will more than double. Growth is particularly strong in the 70 years and over age group with many of these currently living in rural parts of the Shire.*

Clause 21.04: 'Settlement' sets out a settlement hierarchy for the Shire and identifies Riddells Creek as a 'Small Town' transitioning to a 'District Town' by 2036. It earmarks Riddells Creek for 'Moderate Growth' in recognition of its position on the railway line and the relative absence of impediments to growth.

Clause 21.08: 'Built Environment and Heritage' notes that the high landscape qualities of the Shire and its towns demand appropriate control of built form. It sets out a range of Objectives and Strategies, including:

#### Objectives

- *To promote development that respects the rural character and high landscape values of the municipality.*
- *To protect and enhance the existing character and form of the Shire's towns.*

#### Strategies

- *Direct population and development to settlements where scenic landscapes will not be jeopardised.*
- *Encourage development that respects the distinctive character and defining attributes of each settlement.*
- *Identify appropriate locations for higher density urban development in town centre structure plans and outline development plans that do not detrimentally affect the heritage values, preferred neighbourhood character or landscape character of the Shire's towns.*

Clause 21.09: 'Housing' reiterates that the changing demographic within the Shire is increasing demand for a greater diversity of housing. A range of Objectives and Strategies are provided, including:

**Advertised**Objectives

- *To provide for responsive and affordable housing and a diversity of lot sizes and styles to meet the requirements for all age groups, household types, lifestyles and preference.*
- *To ensure housing is considerate of its environmental and local servicing capacities.*
- *To encourage housing development to be environmentally sustainable.*

Strategies

- *Encourage a diversity of housing in appropriate locations.*
- *Encourage the provision of smaller housing forms, including townhouses and units, around town centres to cater for the changing demographics in the Shire.*
- *Facilitate ageing in place by identifying suitable locations for medium density development in structure plans and outline development plans which provide good access to services.*

Clause 21.13: 'Local Areas and Small Settlements' expands on these themes and provides localised guidance across the Shire's settlements and townships. Policy guidance for Riddells Creek is set out at Clause 21.13-5. It affirms that Riddells Creek and the surrounding area could accommodate a population of 6,000 by 2036 and that catering to this growth will rely on a combination of infill development and managed growth in the priority residential development precinct. Key issues identified for Riddells Creek including:

- *Accommodating anticipated growth without negatively impacting the character of the township.*
- *Responding to the town's strong population growth, changing demographics and increased demand for services and different types of housing.*

The Policy provides Objectives and Strategies dealing with; Settlement, Environment and Landscape Values, Housing, Built Environment and Heritage and the Neighbourhood Character Precincts. The overarching thrust of these objectives and strategies is to support development proposals provide increased housing choice provided it respects neighbourhood character. Neighbourhood character considerations are addressed separately, later in this submission.

In providing housing to meet the challenges of a growing municipality, infill opportunities like the subject site are referenced in the PPF and LPPF as making an important contribution. Also important are policy objectives related to housing diversity and housing affordability.

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As previously described the subject site enjoys excellent access to a range of existing infrastructure and services including; schools, shops, public open space and public transport within convenient walking distance.

The provision of eleven new dwellings on the subject site is consistent with this strategic policy direction, particularly taking into account; the locational attributes including proximity to the Riddells Creek town centre, the large size of the landholding, the manner in which the design response has been prepared to take into account ESD principles and the design and sizing of the dwellings contributing to much needed housing in the local area – without compromising on internal amenity.

There is localised evidence within the environs of other infill housing developments similar in nature to the proposal and as highlighted above.

These are critical objectives of the PPF and LPPF and salient grounds in which Council should recognise there to be policy support for the project.

#### 4.2 Neighbourhood character

In addition to urban consolidation and housing policies, both ResCode and Council's planning policies reinforce the importance of neighbourhood character as a means of assessing appropriate infill housing.

The primary mechanism for implementing Council's neighbourhood character objectives and strategies is through Objective 8 of Clause 21.13 which encourages infill and new development in Riddells Creek that achieves the preferred neighbourhood character for each precinct.

As identified in the extract on the following page, the subject site is located within the 'Garden Setting A Precinct' which is described as:

*This grid-based precinct covers most of the older residential area of the town. Dwellings mostly date from prior to 1980, are usually detached and are almost uniformly single storey. They exhibit varied styles, materials and eras. Lot sizes and depths vary, however 20 metre frontages are standard apart from some larger lots in the Richardson Street area. Front setbacks provide for substantial front garden plantings that help define the precinct. Where fences exist they are generally below 1.2 metres in height and vegetation is often used instead. Generous road reserves feature medium height street tree planting. Some larger lots remain vacant. Single storey multi-dwelling development has occurred in places and there is some capacity for more of this to occur on deeper lots without detracting from the character of the precinct. Some multi-dwelling development exhibits shallow front setbacks and a lack of garden landscaping which is notably atypical for the precinct.*



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Riddells Creek Neighbourhood Character Precinct Map



Strategies for achieving the preferred neighbourhood character include:

- *Maintain the garden setting of dwellings through the use of traditional front and rear setbacks, appropriate building footprints, accommodation of adequate landscape and minimisation of hard surfaces.*
- *Maintain the predominant single storey character of the streetscape by minimising the second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.*
- *Maintain the streetscape pattern of regular, detached dwellings.*



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- *Require garages and carports to be setback behind the front façade of dwellings, or sited to the rear of the property.*
- *Avoid front fences over 1.2 metres in height.*
- *Support multi-dwelling development that:*
  - *Presents to the street as a single, detached dwellings.*
  - *Provides landscaping along internal driveways.*
  - *Protects residential amenity of adjoining properties.*

The design response of the proposal is submitted as constituting an appropriate response to these policy considerations and the underlying decision guidelines for the following reasons:

- The design response provides ample opportunities for landscaping including within the front, rear and side setbacks and adjacent to the entry driveway. The proposed landscaping makes effective use of established trees to be retained within the subject site – as detailed in the supporting landscape plan. The overall balance between built form and landscaping is appropriate for the context and contributes to a sense of spaciousness.
- All dwellings are single storey in height, ensuring consistency with neighbouring dwellings and avoiding any adverse amenity impacts to adjoining properties.
- The streetscape pattern of regular detached dwellings is maintained.
- All garages are setback behind the front façade of the dwelling with the majority sited to the rear of the property.
- No front fencing is proposed to further add to a sense of spaciousness.
- The traditional architectural style strikes an appropriate balance between respecting the character of existing housing and accommodating modern design trends.
- The design response respects the height, scale and massing of existing dwellings in the neighbourhood.
- The site abuts a driveway to the north-west and side setbacks to the south-east and north-east and therefore enjoys reduced sensitivities around amenity impacts.

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- The maximum overall height of ~3.5 metres is substantially below the 9 metres height limit allowed within the NRZ as set out in Clause 32.09-10.
- The siting is complemented by a mix of materials and finishes incorporating use of brick, weatherboard cladding. The inclusion of an entry porch, generous courtyard and variation in fenestration further contribute to the building's visual interest.
- The proposal will have no impact by way of visual bulk given it limited to single storey in height.
- The dwellings provide a generous front setback consistent with prevailing setbacks of the wider area.

In summary it is considered that the proposal provides a high-quality design outcome that successfully integrates with the emerging neighbourhood character and achieves Council's housing policy objectives of providing well designed, affordable housing with convenient access to existing infrastructure. The proposal will provide for a contemporary and articulated design outcome that will further assist in the rejuvenation of the wider neighbourhood.

This compatibility with the neighbourhood character is further evidenced through the extent of compliance with the Standards and Objectives of Clause 55 (ResCode) as addressed below.

#### *4.3 Compliance with Clause 55 (ResCode)*

The provisions of Clause 55: 'Two or more dwellings on a lot' form a key policy consideration for the proposal. The following assessment groups the policy into the key components and provides comment on how the proposal performs against each Standard.

##### *4.3.1 Site layout and massing*

ResCode includes a number of Standards that help to inform an appropriate building envelope. These include:

- Street setback – Standard B6;
- Building height – Standard B7;
- Site coverage – Standard B8;
- Permeability coverage – Standard B9;
- Energy efficiency – Standard B10;

**Advertised**

- Open space – Standard B11; and
- Landscaping – Standard B13.

The neighbouring properties at nos. 2 and 6 Richardson Street incorporate front setbacks of 36 and 28 metres respectively. Compliance with **Standard B6** therefore requires front setbacks of at least 32 metres. The proposal incorporates a minimum front setback of 8.99 metres (with a porch encroaching to within 7.8 metres) and therefore requires a variation to the Standard. The variation to the is submitted as acceptable in this instance given:

- The surrounding area encompasses a variety of front setbacks with the neighbouring properties not considered representative of the prevailing development pattern);
- The setbacks allow ample space for landscaping and the planting of canopy trees;
- The design response is single storey only, preventing any adverse impacts on the streetscape that may otherwise result from a reduced setback to a two-storey form;
- The setbacks accord with the overarching Objective at Clause 55.03-1 in that they are consistent with the prevailing setback pattern in the wider area (i.e. respectful of the neighbourhood character) and make efficient use of the site.

The proposal comfortably complies with the building height requirement of **Standard B7**. The site coverage and permeability requirements of **Standard B8** and **Standard B9** (varied under the schedule to the zone) are also met with 35.8% and 42.2% respectively. These features support the proposition that the proposal is not an overdevelopment. Energy efficiency is achieved by the building's orientation as well as passive opportunities for ventilation and heating (**Standard B10**).

The proposal does not incorporate any public open space (**Standard B11**).

As demonstrated in the Garden Area and site plans submitted with the application, areas set aside for landscaping include the front, side and rear setbacks, courtyards and the driveway edge. The resulting landscape opportunities are submitted as being respectful of the landscape character (**Standard B13**). This is further evidenced by the supporting landscape plan.

It is submitted that the proposal fully complies with all site layout and design Standards of ResCode and represents a practical and efficient use of the site.

#### *4.3.2 On-site amenity*

On-site amenity is benchmarked in Clause 55 through the following Standards:



**Advertised**

- Accessibility – Standard B25;
- Dwelling entry – Standard B26;
- Daylight to new windows – Standard B27;
- Private open space – Standard B28; and
- Solar access to private open space – Standard B29.

The proposed dwelling satisfactorily caters for a wide range of residential needs. Persons of limited mobility can access the entry on the ground floor of the dwelling (**Standard B25**).

The dwelling entry is visible and easy to identify (**Standard B26**).

All habitable room windows have outdoor space clear to the sky to ensure adequate daylight is provided (**Standard B27**).

The proposal achieves compliance with the private open space requirements of **Standard B28** through the provision of generous ground floor level courtyards accessible from the main living areas.

Unit No.	Private Open Space (SPOS) Provision	Compliance with Standard B28
1 (3-bedroom)	80.3 sqm (min. dimension 5 metres)	Complies
2 (3-bedroom)	80.3 sqm (min. dimension 5 metres)	Complies
3 (3-bedroom)	89.7 sqm (min. dimension 5 metres)	Complies
4 (2-bedroom)	79.9 sqm (min. dimension 5 metres)	Complies
5 (2-bedroom)	86.4 sqm (min. dimension 5 metres)	Complies



**Advertised**

6 (3-bedroom)	176.4 sqm (min. dimension 5 metres)	Complies
7 (3-bedroom)	220.7 sqm (min. dimension 5 metres)	Complies
8 (3-bedroom)	160.18 sqm (min. dimension 5 metres)	Complies
9 (3-bedroom)	162.9 sqm (min. dimension 5 metres)	Complies
10 (3-bedroom)	80.3 sqm (min. dimension 5 metres)	Complies
11 (3-bedroom)	80.98 sqm (min. dimension 5 metres)	Complies

As outlined above and reflected in the design response, the proposal delivers an excellent level of private open space to each of the units in terms of both quantum and quality.

From a solar access perspective, the courtyards are sufficiently deep with the majority maintaining a northerly aspect thereby complying with **Standard B29**.

**Advertised**

#### 4.3.3 Off-site amenity

The off-site amenity considerations are also quantitative ResCode benchmarks, incorporating:

- Side and rear setbacks – Standard B17;
- Walls on boundaries – Standard B18;
- Daylight to existing windows – Standard B19;
- North facing windows – Standard B20;
- Overshadowing open space – Standard B21;
- Internal views – Standard B23; and
- Noise impacts – Standard B24.

The proposal complies with the side and rear setback requirements of ResCode (**Standard B17**). The height of the building above ground level at the boundary sits inside the B17 envelope.

There are no walls on boundaries. The proposal is therefore fully compliant with **Standard B18**.

There is sufficient separation between the existing, north facing habitable room windows of No.6 and proposed dwellings 4 & 5 to ensure daylight is maintained consistent with **Standard B19** and **Standard B20**.

The shadow diagrams submitted with the application demonstrate overshadowing impacts to neighbouring properties at the September equinox are negligible and achieve full compliance with the requirements of **Standard B21**.

The design response is single storey only with no risk of overlooking. The design thereby complies with **Standard B22** and **Standard B23**.

No noise impacts are envisaged as a result of the proposed dwelling. All plant and equipment will be located away from noise sensitive rooms and adjacent dwellings (**Standard B24**).

#### 4.3.4 Car parking, access and storage

Each 3-bedroom dwelling is provided with either a double garage or single-garage with tandem space. Similarly each 2-bedroom dwelling is provided with a single garage. Two visitor car parking spaces are also provided. All spaces have been designed to ensure vehicles can leave the site in a forward direction.

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The parking and access arrangements comply with the provisions of Clause 52.06. Each courtyard provides space for a 6 cubic metre storage shed in accordance with **Standard B30**.

**Advertised**

## 5.0 CONCLUSION

It is submitted that the proposal is consistent with the matters set out in Clause 65 of the Macedon Ranges Shire Planning Scheme as detailed throughout this report, including the relevant policies and provisions of the PPF and LPPF (including the MSS) and Clause 55.

It is therefore respectfully requested that the application be supported through the granting of a planning permit.

Yours faithfully,

RMC Planning