

Design & Development Guidelines 11 Casey Crescent, Viewbank

1. Introduction

These guidelines outline the principles and objectives for development of the land at 11 Casey Crescent Viewbank and seek to ensure that development:

- Is of a high quality design.
- Is energy efficient where each lot is expected to achieve a five-star energy efficiency rating.
- Minimises stormwater run-off.
- Protects viewsheds from public open spaces along the Yarra and Plenty Rivers.
- Minimises any detrimental amenity impacts on surrounding residential areas.
- Complements and enhances the neighbourhood character of the area.
- Encourages appropriate landscaping and additional vegetation of the land.

2. Development Context

2.1 Open Space/Yarra Parks

The publicly owned land to the south of the site contains a network of parklands, including the Banyule Native Gardens with wetlands, walkways and bicycle tracks meandering through the river valley. Much of the parklands have an informal natural setting. There are ample sporting and recreation facilities, including tennis courts, the North Eastern Horse and Pony Club and the Rosanna and Heidelberg Golf Course (both private) within a kilometre.

2.2 Subdivision Pattern

The surrounding Viewbank subdivision is curvilinear in design with numerous courts or cul-de-sacs. There are a small number of medium density developments but most lots contain single housing lots ranging in size from 500 to 800 square metres. The subdivision has been successively developed since the late 1960's and now is fully developed.

2.3 Built Form

Because of the staging of the surrounding subdivisions the housing styles range from the 60's through to recent years. Nearly all the housing is constructed in brick veneer. The styles range from 1970's modern designs using earth toned materials, to period reproduction styles. The lack of front fencing and the mature leafy garden provides a sense of spaciousness which contributes to the neighbourhood character of the area. Many of the houses are split level and designed to utilise the hilly terrain to obtain views of the area. The earlier constructed dwellings on flatter sites tend to be single storey but the more recent infill has two storeys. Around 30% of adjacent housing is two storey.

3. Site Opportunities and Constraints

3.1 Slope and Topography

There is a ridgeline diagonally across the site. The land then sharply drops down 12 metres to the north-east and south-west. The ridge has a high point at the centre of the site where a radio mast was formerly located.

3.2 Views

The site has commanding views to the north, east and the south of housing and tree canopy. There are distant views to the Kinglake Range to the north and the Dandenong Ranges to the east and the City skyline to the south-east. Views of the Yarra Valley are obscured by surrounding housing.

3.3 Vegetation

The original vegetation sub-community of the site was Box-Stringybark Woodland with Yellow box on the hill slopes. (Refer to *City of Banyule Vegetation Community Map*) The site has been extensively grazed over the years and as a result there is virtually no indigenous vegetation remaining. There are a small number of indigenous trees (Black Wattles and Blackwoods) and a variety of non-indigenous natives including Paperbarks and Wattles on the periphery near the former transmission station. The remainder of the site is covered with exotic grass species and weeds.

3.4 Access and Linkages

The site is accessed via Casey Crescent at two points. The carriageways are 7 metres wide at these entry points with a 16 metre road reservation. The road has been designed to be extended onto the site. Footpaths are provided on one or both sides of the street with nature strips.

3.5 Services

All services are available in the surrounding streets and can be extended onto the site.

4. Existing Planning Controls

4.1 Planning Scheme Context

Any development must have regard to the current approved Banyule Planning Scheme including relevant policies and guidelines. (See References) In particular the development will need to have regard to Banyule Planning Scheme provisions relating to neighbourhood character and residential development.

4.2 Zoning

The land is in a Residential 1 Zone (R1Z). The purposes of which are:

- To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.
- To provide for residential development that respects the neighbourhood character.
- In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.

A Schedule to R1Z specifies that a permit is required to construct or extend one dwelling on a lot of between 300 and 500 square metres.

4.3 Housing Policy

The municipality has a declining and ageing population and household size. Banyule offers an attractive living environment influenced by high quality vegetation and landscape and significant heritage areas. To address these issues Banyule has incorporated a Local Policy (Housing) into the Planning Scheme. The objectives of the policy that are relevant to this site include:

- Facilitating and encouraging higher-density housing close to public transport, commercial and community facilities, without impacting adversely on the amenity or character of the surrounding areas.
- Facilitating the use and development of surplus land suitable for residential purposes.
- Encouraging greater diversity of housing in terms of style, size, affordability and tenure, having regard to the Banyule Housing Statement.
- Protecting and enhancing residential streetscapes and the character, amenity and safety of residential neighborhoods.
- Encouraging high quality architecture and urban design.
- Planting, and encouraging residents to plant, street trees.
- Encouraging residents to work from home where the amenity of the neighbourhood will not be adversely affected.

4.4 Neighbourhood Character

The Banyule Planning Scheme notes that ‘*residential character and amenity are key contributors to the quality of life in Banyule. Some residential areas in the municipality are undergoing change and experiencing new development. Threats to residential character and amenity need to be restricted, and any new development should complement – if not improve – existing streetscape and neighbourhood conditions*’. To ensure that neighbourhood character is protected a Local Policy has been introduced into the scheme.

The Viewbank site is described as within Garden Court Precinct GC5. This precinct is characterised by streetscapes with occasional remnant indigenous and other tall native trees, combined within an undulating landform with views over the Yarra. The 1960s to 1980s style dwellings are predominantly brick with concrete tiles constructed on site of 500-600 square metres and frontages of 15- 18 metres. The lack of front fences creates the effect of gardens extending to the footpath. The close proximity to several wildlife corridors is another asset to the area.

These characteristics are to be enhanced by retaining existing vegetation and planting of additional indigenous vegetation. New residential development should blend with existing dwellings in terms of front and side setbacks, building materials and front fences should generally not be erected.

The Neighbourhood Character Guidelines for the precinct seek to:

- *Ensure dwellings do not dominate the streetscape and/or the building.* A suggested design response is that buildings should be designed to follow the topography of the site with a minimum of excavation.

- *Ensure new buildings and extensions are sympathetic to the current building form and style.* Infill development should incorporate the main themes such as wall heights and low hipped roof forms and wall materials. Reproduction building styles are identified as to be avoided.
- *Maintain consistency, where present, of current front setbacks and the rhythm of the streetscape.* The front setbacks should match the predominant setbacks. The side setback should be a minimum of 1 metre on one side and 3 metres on the other side.
- *The height and built form should ensure that the buildings do not dominate the streetscape.* A suggested design response is minimising the height of buildings over one storey, and avoiding too steep or flat roofs and two storey 'box' shaped dwellings with unarticulated walls.
- *Minimise loss of front garden space and dominance of car storage facilities.* Car ports and garages should be at or behind the line of the dwelling.
- *Encourage the planting of more native trees.* Front gardens should be large enough to provide for the planting of shrubs and medium size trees.
- *Maintain the openness of front boundary treatments by not providing front fencing.*

4.5 Middle Yarra Environs Local Policy

The Banyule Planning Scheme contains a policy to protect the environmental, recreational and heritage values of the Middle Yarra River. In order to implement this policy the decision guidelines require that development proposals have regard to the Middle Yarra Concept Plan – Burke Road to Watson Creek.

The relevant objectives of the Concept Plan for the Viewbank site are:

- To protect and enhance the valley's air and water quality, soil resources, flora and fauna, and open space values.
- Protect and enhance the appearance and landscapes of the valley and views from important recreation areas.

The widely varying landscape of the Middle Yarra Valley is a rich resource and public asset, with much of it in public ownership. The landscape is the background and setting for the experiences of people visiting the park, or living in and passing through the area. Viewing points include those from the riverside parklands from walking and bicycle tracks, from adjacent hillsides looking into and across the river, and from roads crossing or passing along the valley.

Four landscape units were identified and the Viewbank site is partly in the Koonung Creek Unit and partly in the Plenty River Unit.

5. Design and Development Guidelines

5.1 Sustainability Including Energy Efficiency

A key objective for the site is the sustainability of the form of development. Sustainability of development encompasses the layout of the estate for solar access, compactness of development, efficiency of circulation for walking and minimising vehicle use, building design for solar access and energy conservation, reuse of on-site water and the disposal of waste water and solid waste. This section includes solar access design of estates

and buildings. Other elements of sustainable design are covered in the relevant later sections of the guidelines. Guidelines for the solar responsiveness of the layout and building design are:

- The subdivision layout should comply with the Solar Access Guidelines of the Sustainable Energy Authority of Victoria.
- All homes built must have a 5 star energy rating using the Sustainable Energy Authority of Victoria 'First Rate' system or equivalent.
- The star rating requirement for houses/units should be legally binding on land purchasers either through a covenant on the title or another means.

In addition, consideration should be given to solar access when designing the landscape for individual developments.

5.2 Site Access, Linkages and Vehicle Trips

Vehicular and pedestrian linkage is provided from the two ends of Casey Crescent.

In the design of the development: should:

- Link both ends of Casey Crescent.
- Ensure a high level of pedestrian and vehicular connectivity within the development.
- Ensure that there are no detrimental impacts on the surrounding Viewbank neighbourhood.

5.3 Neighbourhood Character

Development shall have regard to the Residential Neighbourhood Character Policy provisions relating to Garden Court Areas. The character of the area shall be sympathetic with the neighbouring areas in terms of scale, style and building materials, although innovative design is encouraged.

5.4 Street Layout and Subdivision Design

The street layout and subdivision design should complement the character of the Viewbank neighbourhood by:

- Use of a curvilinear design to complement the existing street layout of the Viewbank neighbourhood.
- Avoidance of cul-de-sacs to enhance internal linkage.
- Following contours with the street layout.
- Designing the layout of streets to avoid excessive excavation and high retaining walls along the lot or residential frontages.

5.5 Road Treatment

The design treatment of streets should complement the character of Viewbank in the following manner:

- Provide 20 metre wide street reservations.
- Provide 5-6 metre road pavement.

- Provide at least one footpath on one side of the carriageway to each street. The extension of Casey Street should be provided with a footpath on both sides of the street.
- Provide parking bays within the street reservation.
- Street drainage may use grassed swale drains to rainwater reduce run-off.
- Use centre islands for significant vegetation.
- Each street must be accessible to service providers (garbage collection and emergency vehicles).

5.6 Stormwater Drainage and Rainwater Harvesting

The discharge of stormwater from the fully developed site shall be restricted to match the current discharge level (run-off coefficient ~ 0.3).

To minimise stormwater run-off and to conserve rainwater environmentally sensitive drainage design shall be applied that will reduce the volume and velocity of the run-off and also will reduce the level of pollution.

Stormwater runoff shall be harvested for the irrigating of the public domain landscape.

Each dwelling should harvest rainwater to provide domestic or garden water by providing a minimum storage tank of 2,500 litres.

5.7 Open Space

Public Open Space

Open space may be provided as a 5% open space contribution in the form of a useful park or cash in lieu. Small pocket parks or other unusable areas are not acceptable. If the open space contribution is provided in the form of a park:

- Residential development should front the park.
- At least 50% of its perimeter must front a street.
- It should be located on the crown of the hill or ridge to provide the appearance of a treed hill top.
- It should be of useful size and proportions and accessible to all residents of the development.

It should provide a high level of amenity with seats, play equipment or other facilities as nominated by Council.

Private Open Space

Open space for each dwelling shall be provided as follows.

No. of bedrooms	Minimum private open space
Up to 2	40 sq.m. including secluded and useable private open space at the side or rear of the dwelling with a minimum area of 25 sq.m., a minimum dimension of 3 m and convenient access from a living room. The private open space may include balcony areas with a minimum dimension of 2m.
3	50 sq.m. including secluded and useable private open space at the side or rear of the dwelling with a minimum area of 30 sq.m., a minimum dimension of 4 m and convenient access from a living room. The private open space may include balcony areas with a minimum dimension of 2m.
4 or more	55 sq.m. including secluded and useable private open space at the side or rear of the dwelling with a minimum area of 40 sq.m., a minimum dimension of 4 m and convenient access from a living room. The private open space may include balcony areas with a minimum dimension of 2m.

5.7 Landscaping and Vegetation

In the development of the site it is desirable that indigenous trees and vegetation be extensively planted as habitat for wildlife, to protect and enhance views into the site from surrounding areas and especially from the north, and to ensure that the Yarra River backdrop has an indigenous appearance and is not dominated by buildings along ridgelines and hilltops. Indigenous species should be selected from those of the original plant community which existed on the site. (See *City of Banyule Vegetation Community Map*)

Within the public domain:

Indigenous vegetation should be used. (See *City of Banyule Vegetation Community Map*)

- Consistent theme tree species should be used in informal avenue layouts for each street.
- Large canopy trees should be used on the hill top park to provide a vegetated crown to the hill and ridgeline when viewed from afar.

In the event that the developer provides a cash contribution rather than the hill top park the ridgeline must still be provided with a continuous canopy of indigenous trees. This could be provided by a wide street reservation along the ridge with trees within a wide median and/or wide verges.

Within the private domain

- Predominately indigenous vegetation should be used wherever possible.
- Space should be provided for canopy trees.
- Landscaping should complement and enhance the landscape character of Viewbank.
- Limited use should be made of deciduous trees and shrubs adjacent to buildings to assist with solar access or control to the north and western aspects of buildings.

A landscape master plan should be prepared by a qualified landscape professional for the development as an integral part of the urban design for the development.

5.8 Density, Lot Size and Housing Type

A mix of housing types and innovative housing forms is encouraged. Possible forms of housing could include a retirement village or nursing home. In developing medium density housing the following guidelines apply:

- Each dwelling should have a sense of address so that housing fronts onto or relates to a street and battle-axe forms of development are avoided.
- Internalised cluster forms of housing should generally be avoided.
- Medium density housing should be located adjacent to open space if provided.
- Any medium density housing sites should be designated on the subdivision plan.

Single detached housing shall occupy much of the site. Good contemporary design is required for this type of housing:

5.9 Site Coverage

Within individual lots site coverage by buildings should not exceed 40%.

5.10 Built Form Including Setbacks and Dwelling Design

In locating the building on the site, scale and massing the design should complement the scale of the existing development within Viewbank.

Front setback

Along the Casey Crescent extension frontage setbacks should match the predominant existing setback in Casey Crescent. In all other locations buildings should meet the requirements of Banyule's Neighbourhood Character Strategy and the Planning Scheme.

Side setbacks

Buildings should be set back at least 2 metres from at least one side boundary to each lot and from side boundaries adjoining roads or public open space.

Building design

Buildings should be designed in the following manner:

- The height of all buildings and structures should be kept to a minimum to reduce building mass.
- Dwellings should be designed to step down the hill
- The use of split-level dwellings is encouraged.
- Excavation should be minimised, keeping excavation and fill slopes to be of a gradient less than 1 in 5.
- High retaining walls should be avoided.
- Areas of tree planting should be provided between dwellings or groups of dwellings in the case of innovative forms of housing.
- Screening of buildings should be ensured.
- Buildings should not be visually intrusive on ridgelines.

A high standard of innovative contemporary design is encouraged and period reproduction designs are to be avoided.

Articulation of the façade to the street should be used in order to avoid a consistent flat façade to the street and the design of asymmetrical facades to the street frontage is encouraged.

5.11 Height

- Building height must not exceed 7.5metres;
- In predominantly single storey areas the maximum height should be 5.5.metres and in areas where there is a mixture of single and two storey, significant sloping land or typically high floor to ceiling height, the height should be 6.5 metres; and
- Heights should be restricted so that any building may be contained within the existing and future tree canopy.

5.12 Colour and Materials

Due to the elevation of the site it may be exposed to view from some surrounding areas. The choice of building materials should:

- Avoid highly reflective materials.
- Use muted tones which in the long term will blend with the proposed indigenous vegetation of the site.

5.13 Car Parking

In developing sites:

- Car parking areas, carports or garages should be located behind the frontage setback of the dwelling.
- Double garages which are highly visible from the street should be avoided.
- Long 'gun barrel' driveways with minimal landscaping which are visible from the street should be avoided.

5.14 Fencing and Frontage Treatment.

In the design of the frontage the intent is to create a continuous landscape of canopy trees and understorey within the public domain and frontage setback.

Front fences or side fences within the frontage setback should be avoided. The landscape of the frontage setback should be integrated with the landscape of the public domain and street verges.

5.15 Services and Street lighting

The undergrounding and shared trenching of services is required. Water supply is under the control of Yarra Valley Water Limited. As a condition of making water supply available, they will require:

- Extension off water from the existing 100 and 150mm diameter mains in Casey Crescent.
- Payment of a Headworks Contribution.

Sewerage reticulation is also under the control of Yarra Valley Water Limited. As a condition of making sewerage available, Yarra Valley Water will require:

- Extension of sewers to serve each newly created lot.
- Payment of a Headworks Contribution.

Street lighting should be solar powered.

5.16 Traffic Management and Works

If remedial road and traffic controls works outside the site are required as a result of additional traffic generated by the development, the developer will be required to cover these costs.

6 References

The Middle Yarra Concept Plan – Burke Road to Watson Creek, Melbourne Parks and Waterways, December 1993.
Vegetation Communities Map. Banyule City Council.

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