

22.04 RESIDENTIAL ACCOMMODATION03/03/2016
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This policy applies to the use and development of land for residential accommodation, which includes group accommodation, residential buildings, residential villages and retirement villages in the Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone.

22.04-1 Policy basis03/03/2016
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This policy builds on the Municipal Strategic Statement (MSS) as it relates to the diversity and location of residential accommodation in Manningham. In particular, the policy gives effect to the following objectives of the MSS:

- Clause 21.05 – Residential, which seeks to provide a range of housing densities in locations with convenient access to services, facilities, and public transport. This Clause also states that accommodation should reflect the diverse needs, expectations and aspirations of people in the community and assist them to ‘age in place’ and that accommodation should be located, designed and operated to provide a safe and pleasant environment while maintaining the amenity of the neighbourhood setting.
- Clause 21.14 – Community Health and Well-Being, which seeks to ensure residential accommodation responds to the diverse lifestyles of people, taking into consideration their health, safety, and wellbeing.
- Clause 21.06 – Low Density, which seeks to ensure that the location of residential accommodation is appropriately sited and responsive to the significant landscape character of low density areas, recognising that these locations are constrained by land capability, environmental values, both narrow and unsealed roads, lack of kerbs and channels and lack of convenient access to public transport and physical and community infrastructure.

22.04-2 Objectives03/03/2016
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The objectives of this policy are:

- To ensure that group accommodation, residential buildings, residential villages and retirement villages are appropriately located close to activity centres, main roads, community facilities and public transport networks, to optimise convenient access to these services and facilities.
- To ensure that safe and convenient vehicle and pedestrian access is provided within, to and from the site.
- To ensure that adequate provision is made for on-site car parking.
- To ensure that siting takes account of traffic generated on the street and effects on traffic flow and road safety.
- To ensure that the location of the use does not adversely affect the role and function of the road network and that adequate provision is made for on-site car parking.
- To ensure that adequate provision is made for utility services.
- To ensure that the design, scale, visual bulk and appearance of development minimises the impact on neighbourhood character and the streetscape.
- To ensure that these facilities minimise the impact on land with identified environmental and/or landscape values.
- To ensure that the amenity of the locality is not detrimentally affected by way of the operation of these uses, including the effects of noise, car parking and traffic.

- To ensure that the location and design of these facilities promotes a high level of amenity and accessibility for all users of the facility.
- To ensure that developers/operators provide a suitable level of support services and facilities for residents.

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Policy

It is policy that:

Location

- Group accommodation, residential buildings, residential villages and retirement villages uses should be located within the Residential Growth Zone and General Residential Zone areas that are:
 - Conveniently located to enable access to public transport, community and retail facilities and services.
 - Close to or adjoining existing community activities, to provide a focal point for community services and to create opportunities for interaction.
 - In areas where the slope of land is at a suitable grade which provides for easy pedestrian mobility both within the site and to externally located community facilities and services.
 - On a main or collector road so that the use does not depend on a local road for main vehicular movements, or in the case of smaller scale development, on local roads where it can be demonstrated that additional traffic movements will be well within the capacity of the local road network.
 - On a site with at least one, 15 metre minimum frontage.
 - On sites where extensive earthworks to create uniform site and floor levels are not required.
 - On sites where extensive vegetation removal is not required.
 - On sites with access to existing sealed roads and constructed pedestrian footpaths.
- Land within the Neighbourhood Residential Zone and Low Density Residential Zone is not a preferred location for residential accommodation. All of the following specific location requirements should be considered, including that the land:
 - Has convenient access to an activity centre and community facilities external to the site;
 - Is located on a main road or collector road so that the use does not depend on a local road for main vehicular movements; and
 - Is on a public transport route and within 400m walking distance to public transport.
- Within the Low Density Residential Zone, non-residential uses should also comply with all of the following criteria:
 - The site is serviced by reticulated sewerage;
 - Access to the site is via a sealed main road with existing kerb and channel, avoiding the use of narrow and single lane roads;
 - The site is not constrained by factors such as a slope of more than 20%, significant vegetation cover, drainage lines or highly visible ridgelines or hilltops; and
 - The site does not require significant earthworks to facilitate the development.

Design and built form

The following applies to all zones identified in the preamble to this Clause, unless specifically identified otherwise:

- Building and site design responds to streetscape character.
- Building and site design should avoid excessive overshadowing and visual bulk to adjoining residential properties to maintain the privacy of adjoining residential properties.
- Windows should be located to avoid unreasonable overlooking, without the need for screening.
- Building form, colours and materials, height, massing, setbacks, roof form and window and door proportions are responsive to the neighbourhood character.
- In Low Density Residential Zone areas the development (built form, setbacks, landscaping, service areas, open space, driveway and car park areas) should be designed to be subordinate and non intrusive in terms of scale, height, location, visibility and materials of construction, so as to respect the low density residential and landscape character of the area.
- The facility is designed and sited so as to minimise off site impacts from car parking, outdoor lighting, plant and equipment noise, deliveries and other facility operations.
- Plant and equipment (air conditioning/heating etc.) located at ground level is appropriately housed in an acoustic building/structure where appropriate.
- Roof mounted plant and equipment is permanently screened by appropriate materials, so that it generally cannot be seen from within the facility or from adjoining and nearby dwellings and the public realm.
- Appropriate outdoor lighting, including low-level pathway lighting, is provided for the safety and security of residents, staff and visitors.
- The design and layout of any building, car park and open space area be readily and safely accessible.
- The layout of buildings and outdoor areas meets the needs of persons with limited mobility.
- Accommodation for older persons be designed to:
 - Ensure the layout of buildings and design of outdoor areas meets the needs of persons with limited mobility;
 - Make adequate provision for both indoor and outdoor leisure and recreational facilities with sufficient weather protection; and
 - Include a sufficient area of private and/or communal open space to meet the needs of the future occupants.
- Retirement village, group accommodation, residential village and retirement village development in a residential zone should respond to the topography of the site to ensure buildings and works are appropriately sited, having regard to existing slope and viewline characteristics.
- Walls of buildings should be set back from streets:
 - At least the distance specified in the schedule to the zone; or
 - If no distance is specified in the schedule to the zone, the distance specified in the Table below.

Development Context	Minimum Setback from front Street (Metres)	Minimum Setback from a Side Street (Metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>

- Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks specified in the Table above..
- The maximum building height should not exceed the maximum height specified in the zone, schedule to a zone or an overlay that applies to the land.
- If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.
- Changes of building height between existing buildings and new buildings should be graduated.
- A new building not on or within 150mm of a boundary should be set back from the side or rear boundaries:
 - At least the distance specified in the schedule to the zone; or
 - If no distance is specified in the schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

- Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flutes, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks specified in the Table above .
- Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks specified in the Table above .

Open space and landscaping

- Developments are landscaped in a manner that softens the visual impact and assists with integration into streetscapes.
- The slope of land provides for easy pedestrian mobility within the site.
- Landscape plans incorporate designated communal open space areas and facilities which provide opportunities for residents to enjoy outdoor passive recreation.
- Public and communal open spaces are designed in a manner which protects natural features on the site, provides outlook for as many residential suites/lodging rooms as practicable, and enables ready access and usage.
- The removal of vegetation on sites of identified environmental or landscape significance is minimised.

Car parking and access

- Car parking areas and driveways contribute to the function, safety and appearance of a development by:
 - Being designed for convenient access, having well-defined vehicle entry points, clearly separating vehicular and pedestrian circulation, and enabling vehicles to exit the site in a forward direction onto abutting roads.
 - Being surfaced, drained, constructed and line-marked in accordance with good engineering practice and, where appropriate, be in accordance with an engineering construction plan submitted to and approved by the responsible authority.
 - Car park areas should be adequately screened with landscaping and positioned to ensure minimal removal of existing vegetation.
 - Paved surfaces and other hard standing areas to be constructed (where appropriate) with dark coloured concrete or bitumen, coloured patterned concrete or brick paving.
 - Landscaping carparking areas with appropriate canopy trees, where practical, and maintaining them in accordance with an approved landscape plan.
 - Incorporating a planting strip of a minimum width of 1.5 metres along the residential boundary where at-grade car parking areas and driveways abut residential properties, in order to screen the parking area.
 - Minimising the protrusion of basement car parks above ground level.
 - Incorporating undercroft parking where appropriate, visually integrating multi-deck car parks with adjoining streetscapes.
 - Designing and siting security lighting to minimise light spill to adjoining properties.
- Car parks, accessways and set down areas should provide for safe and efficient traffic movement.
- Adequate space be provided for waste removal vehicles to safely manoeuvre on site, where appropriate.

- On-site car parking be provided as required for:
 - Occupants;
 - Staff;
 - Visitors;
 - Delivery and emergency vehicles; and
 - Disabled persons.

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Application requirements

An application for group accommodation, residential buildings, residential villages and retirement villages should be accompanied by the following information, as appropriate:

- A site analysis of the site and surrounding area including:
 - The type of accommodation proposed, including the level of care and the age group it will service, and an explanation regarding the support services to be provided to assist residents as they age in place.
 - The availability and need for this type of accommodation.
 - The car parking provisions and layout, and traffic impacts on the surrounding street networks.
 - Location, elevations and setbacks of all buildings and works.
 - Topography of the land, including existing vegetation, view lines and slope.
 - The provision of private and communal open space (as required).
 - The level of accessibility provided to ensure that older persons and those with disabilities have equitable, convenient and safe access to all required facilities and services within and external to the site.
 - Access to public transport, activity centres and other community services and infrastructure.
 - Any other matters relevant to the site and environment.

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Decision guidelines

Before deciding on an application, the Responsible Authority will consider, as appropriate:

- The extent to which the application meets the objectives and directions of this policy.
- The availability of this type of facility.
- The design response.
- Suitability of the location of the facility, having regard to providing convenient access to public transport, activity centres and supporting community facilities and services.
- Whether a different setback would be more appropriate, taking into consideration the prevailing setbacks of existing buildings on nearby lots and the topographic characteristics of the site.
- The value of retaining vegetation within the front setback.
- Any relevant neighbourhood character objective, policy or statement set out in the scheme.
- The effect of slope of the site on the height of the building.

- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.