

52.35
01/07/2014
VC116

URBAN CONTEXT REPORT AND DESIGN RESPONSE FOR RESIDENTIAL DEVELOPMENT OF FIVE OR MORE STOREYS

Purpose

To ensure that an urban context report is prepared before a residential development of five or more storeys is designed and that the design responds to the existing urban context and preferred future development of the area.

52.35-01
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Application requirements

An application for a residential development of five or more storeys in any zone must be accompanied by:

- An urban context report.
- A design response.

52.35-02
19/01/2006
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Urban context report

The urban context report may use a site plan, photographs or other techniques and must include:

An accurate description of:

- Site shape, size, orientation and easements.
- Levels and contours of the site and the difference in levels between the site and surrounding properties.
- The location and height of existing buildings on the site and surrounding properties.
- The use of surrounding buildings.
- The location of private open space of surrounding properties and the location of trees, fences and other landscape elements.
- Solar access to the site and to surrounding properties.
- Views to and from the site.
- Street frontage features such as poles, street trees and kerb crossovers.
- The location of local shops, public transport services and public open spaces within walking distance.
- Movement systems through and around the site.
- Any other notable feature or characteristic of the site.
- An assessment of the characteristics of the area including:
 - Any environmental features such as vegetation, topography and significant views.
 - The pattern of subdivision.
 - Street design and landscape.
 - The pattern of development.
 - Building form, scale and rhythm.
 - Connection to the public realm.
 - Architectural style, building details and materials.

- Social and economic activity.
- Any other notable or cultural characteristics of the area.

A written statement that describes:

- Any relevant housing, neighbourhood character, urban design and landscape plan, strategy or policy set out in this scheme.
- The strategic and local suitability of the site for residential development of four or more storeys.

If in the opinion of the responsible authority a requirement of the urban context report is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

52.35-03 Satisfactory urban context report

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The responsible authority must inform the applicant in writing:

- Before notice of an application is given, or
- If notice of an application is not required to be given, before deciding the application,

that the urban context report meets the requirements of Clause 52.35-02 and is satisfactory or does not meet the requirements of Clause 52.35-02 and is not satisfactory.

If the responsible authority decides that the urban context report is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the urban context report meets the requirements of Clause 52.35-02 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

52.35-04 Design response

19/01/2006
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The design response must explain how the proposed design:

- Responds to any relevant planning provision that applies to the land.
- Responds to any relevant housing, neighbourhood character, urban design and landscape plan, strategy or policy set out in this scheme.
- Derives from and responds to the urban context report.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.