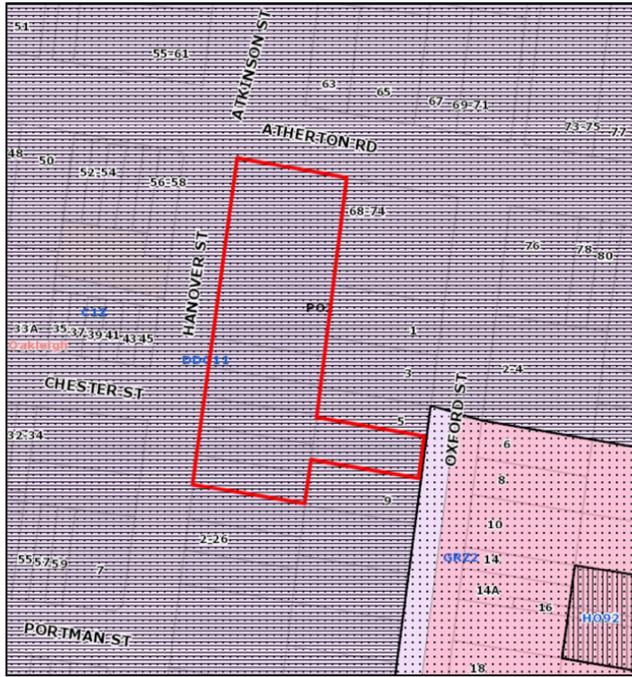


PLANNING INFORMATION

ZONING



Commercial 1 Zone (Clause 34.01)

Clause 34.01-1

Pursuant to the provisions of Clause 34.01-1 no permit is required for use of premises as a dwelling (accommodation), supermarket (shop) or restaurant (food and drink premises-retail premises) within the Commercial 1 Zone.

Clause 34.01-3

Pursuant to the requirements of Clause 34.01-3 a permit is required to subdivide land within the Commercial 1 Zone.

Clause 34.01-4

Pursuant to the requirements of Clause 34.01-4 a permit is required to construct a building within the Commercial 1 Zone.

OVERLAYS

Design and Development Overlay (Clause 34.01 - Schedule 11)

Parking Overlay (Clause 45.09 - Schedule 2)

PLANNING INFORMATION

OAKLEIGH MAJOR ACTIVITY CENTRE STRUCTURE PLAN

Design and Development Overlay (Clause 34.01 - Schedule 11)

DESIGN OBJECTIVES

- To ensure that the Oakleigh Major Activity Centre is developed in accordance with preferred built form outcomes.
- To avoid underdevelopment of sites.
- To maintain the prevailing streetscape rhythm and building scale of the Oakleigh Village.
- To develop the centre in a way that conserves and enhances its valued urban character and heritage places.
- To encourage a range of housing types and forms.
- To encourage environmentally sustainable design in the Oakleigh Major Activity Centre.
- To protect the economic viability of businesses by designing and constructing commercial premises to prevent unreasonable off-site amenity impacts on adjoining and nearby residential uses.
- To ensure new housing provides a high level of on-site amenity for residents.
- To improve pedestrian and access between key destination points.
- To ensure public spaces including key pedestrian streets have good solar access and weather protection.
- To ensure that new development contributes to safe and active streets.

PRECINCT SPECIFIC HEIGHT AND SETBACK REQUIREMENTS (PRECINCT 3B)

Specific Setback Requirements

Atherton Road

- Zero street setback up to a façade height of 12 metres.
- 5 metre setback behind the facade above 12 metres height.
- 3 metre minimum setback from the boundary of abutting residential uses.
- Upper levels appropriately recessed and stepped back from abutting residential uses providing a transition in built scale.

Hanover Street

- Zero street setback up to a façade height of 12 metres.
- 5 metre setback behind the facade above 12 metres height.
- Upper levels appropriately recessed and stepped back from abutting uses providing a transition in built scale.

Specific Height Requirements

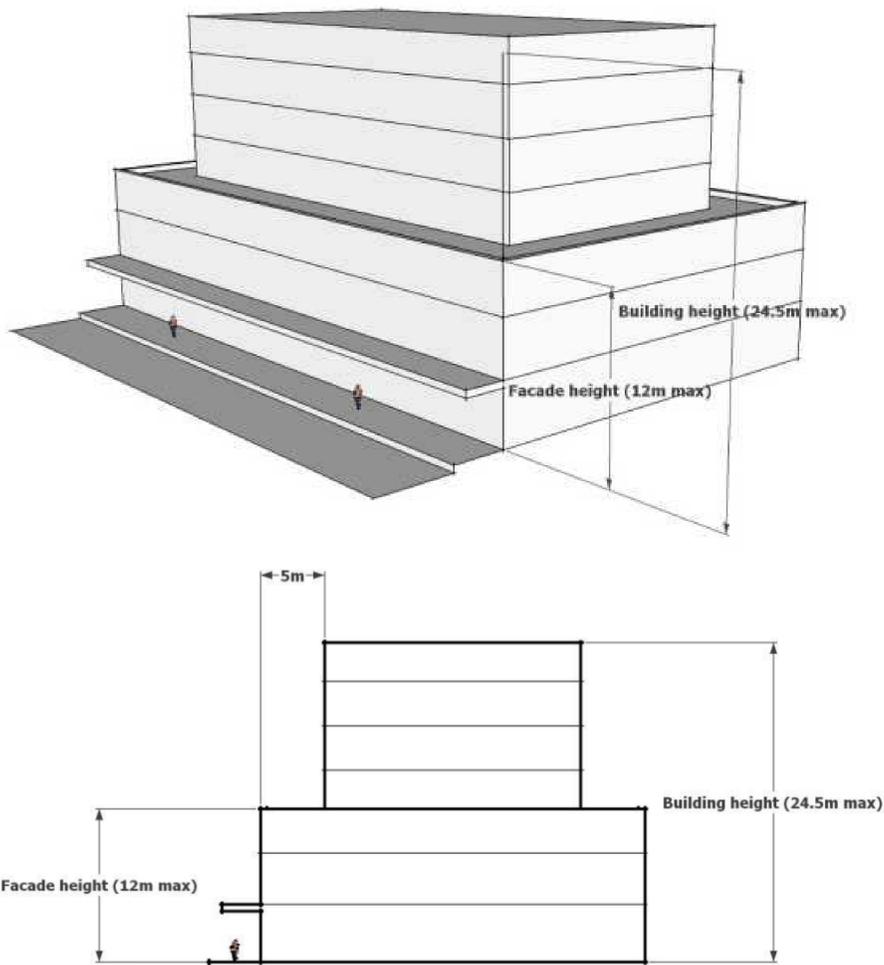
Atherton Road

- Street facade up to 12 metres at the street alignment and a building height up to 17.5 metres (5 storeys).

Hanover Street

- Street facade up to 12 metres at the street alignment and a building height up to 24.5 metres (7 storeys).

PLANNING INFORMATION



PLANNING INFORMATION

PARKING OVERLAY

Clause 45.09 - Schedule 2

The land is subject to Parking Overlay – Schedule 2.

This overlay operates in conjunction with Car Parking Particular Provisions (Clause 52.06).

The overlay specifies variation to the car parking requirement for:

- Beauty salon / Hairdresser to less than 1 spaces to each work station;
- Restaurant to less than 0.31 spaces to each seat available to the public;
- Shop (other than Beauty salon / Hairdresser) to less than 3.1 spaces to each 100m² of leasable floor area.

The provisions of the overlay require a financial contribution for any deficiency on site car parking deficiency (but net of car parking credits).

A permit cannot be granted to reduce the car parking requirement for any use except a dwelling.

Particular Provisions

Car Parking (Clause 52.06)

Clause 52.06 specifies car parking requirements.

The applicable car parking requirements are as follows:

Dwelling

- 1 car space per one or two bedroom dwelling;
- 2 car spaces to each three or more bedroom dwelling;
- 1 visitor car space to every 5 dwellings. NOTE - Council has typically permitted a waiver/reduction in the applicable visitor car parking requirement within major activity centres. A waiver/reduction is permitted for dwelling car parking requirements having regard to the provisions of Clause 45.09 (Car Parking Overlay).

Shop

- 3.1 spaces to each 100m² of leasable floor area. NOTE - lesser rate applied under provisions of Clause 45.09;

Supermarket

- 5 car spaces to each 100m² of leasable floor area;

Restaurant:

- Restaurant to less than 0.31 spaces to each seat available to the public. NOTE - lesser rate applied under provisions of Clause 45.09;