

--/---
Proposed C125

SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ5**.

OAKLEIGH AND WHEELERS HILL ACTIVITY CENTRES

1.0 Neighbourhood character objectives

--/---
Proposed C125

- To ensure development is consistent with the desired future character statement for the area as set out in Clause 22.01-4.
- To allow for an increased diversity of housing within and around the activity centre consistent with the applicable structure plan.
- To encourage development that provides a transition in scale from the existing commercial precincts to the wider garden city suburban areas.
- To encourage residential development around the Oakleigh and Wheelers Hill Activity Centres that respects the height, scale and massing of existing dwellings in the area.

2.0 Permit requirement for the construction or extension of one dwelling on a lot

--/---
Proposed C125

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

500 square metres

3.0 Requirements of Clause 54 and Clause 55

--/---
Proposed C125

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17 and B28	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 75 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum dimension of 5 metres, convenient access from a living room and clear of all structures and services; or • A balcony or rooftop area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. (This option is only available for apartment developments)

	Standard	Requirement
Front fence height	A20 and B32	None specified

4.0 Maximum building height requirement for a dwelling or residential building

~~---/---~~
Proposed C125 A building used as a dwelling or a residential building must not exceed a height of 14 metres and 4 storeys.

5.0 Application requirements

~~---/---~~
Proposed C125 An application must be accompanied by the following information, as appropriate:

- A landscape plan prepared by a landscape architect or a suitably qualified landscape designer, drawn to scale and dimensioned which:
 - Identifies, retains and protects significant vegetation on the site and significant vegetation on adjoining properties in proximity to the development which contributes to the character of the area, including the identification of tree protection zones.
 - Proposes new canopy trees and other vegetation that will enhance the landscape character of the activity centre, particularly within front, side and rear setbacks, along driveways and walkways, and within private open spaces areas.
 - Provides a schedule of all proposed trees, shrubs and ground covers including the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material.
 - Provides the location and details of all fencing and external lighting.
 - Identifies the extent of any cut and fill, embankments or retaining walls associated with the landscape treatment of the site.
 - Details of all proposed surface materials including pathways, patios or decked areas and measures to reduce stormwater runoff such as porous paving, swales and infiltration, ponding areas and grey water reuse.
 - Identify measures to maintain landscaping, including weed control, pruning, mulching and irrigation systems.
- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services (including antennas, air conditioning units, fire fighting equipment and letterboxes).
- A waste management plan for the collection and disposal of garbage and recyclables for all users on the site which details:
 - The method of collection of garbage and recyclables including the need to provide for private services or utilisation of Council services.
 - On-site bin storage areas and structures.
 - Appropriate bin storage on collection days that ensures the nature strip in front of the site is sufficient to support the number of bins required.
 - Measures to minimise the impact upon local amenity and the operation, management, amenity and maintenance of car parking areas, walkways and communal open space.

6.0 Decision guidelines

--/---
Proposed C125

The following decision guidelines apply to an application for a permit under clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme:

Whether the proposed development seeks to achieve the development outcomes of the *Oakleigh Major Activity Centre Structure Plan 2012*, including the 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.
- Whether the proposed development seeks to achieve the development outcomes of the *Wheelers Hill Neighbourhood Activity Centre Structure Plan 2007*, specifically whether the proposal has been designed to:
 - Be subservient to the predominant landscape character of the area, while allowing a development density appropriate to a Centre.
 - Respect the Garden City character and built form of Wheelers Hill, while enhancing the intersection as a focal point in the Centre.
 - Respect and integrate with the scale, siting and character of the prevailing built form, for proposals adjacent to existing residential development
 - Not dominate the long distance views of the Centre
 - Incorporate high levels of accessibility, safety and convenience, and provide places that enhance local connectedness and community life, where appropriate.
 - Provide for more diversity in the housing stock in the Wheelers Hill area generally and particularly within the Centre.
 - Be low density and low rise, for residential development surrounding the Centre.
- The preferred character statement contained in any applicable neighbourhood character study or housing strategy.
- Whether development contributes to the landscape character of the activity centre. Specifically, whether the proposal:
 - Provides large tree planting and a mixture of indigenous and exotic vegetation in front, side and rear setbacks, and open space areas. Environmental weeds and artificial grass should be avoided.
 - Sites buildings to minimise the need for the removal of significant trees, and protects significant trees on the site and adjoining properties.
 - Maximises planting opportunities adjacent to the street by excluding hard paving such as car parking, turning circles and driveways, and minimising basement car parking, within the front setback.

- Minimises hard paving throughout the site including limiting driveway lengths and widths, providing landscaping on both sides of driveways, and restricting the extent of paving within open space areas.
- Where vehicle crossovers are located and whether they are minimised in number to prevent traffic disruption, and preserve nature strips and street trees.
- Whether the building retains human scale and, by the inclusion of significant breaks and recesses in building massing, is designed to avoid large block like structures dominating the streetscape.
- Whether the development uses robust and low maintenance materials and finishes that complement the neighbourhood, withstand weathering and create minimal adverse impacts (for instance, safe walking surfaces and limited reflective materials).
- How the development minimises the visual and amenity impact of utility areas, such as waste and recycling areas, and services including antennas, air conditioning units, fire fighting equipment and letterboxes.
- Whether the development minimises the impact to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to adjoining residential properties.
- Whether the development incorporates design measures to maximise accessibility, safety and amenity for the occupants and visitors, including those with limited mobility, as well as providing for the safety and amenity of those using the public streets. These measures could include:
 - Legible, accessible and sheltered pedestrian entrances located at the front of the development.
 - Functional, flexible and comfortable internal spaces that achieve a good standard of light and ventilation.
 - Accessible internal layouts.
 - Ground and upper floor windows and doors facing the street.
 - Low or no front fencing.
 - The ability for cars to exit the site in forward direction.
- Where the dimensions of an irregular shaped or corner lot make it difficult to meet side and rear setback standards, variation to these standards will be considered where the development proposal demonstrates that it contributes to ‘garden city’ character. Specifically, whether the variation or reduction in setback allows the development to:
 - Provide sufficient and well located open space elsewhere on the site, primarily unencumbered by easements, to provide for large trees to be retained or planted within front, side and rear setbacks, and secluded open space areas. Environmental weeds and artificial grass should be avoided.
 - Retain or plant vegetation in the front setback that softens the appearance of built form and contributes to the public realm.
 - Minimise the impact to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to the adjoining properties.
 - Establish setbacks that are appropriate taking into account the shape of the lot and the setbacks of adjoining properties.