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SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ3**

HOUSING GROWTH AREA – CLAYTON ACTIVITY CENTRE AND MONASH NATIONAL EMPLOYMENT AND INNOVATION CLUSTER

1.0 Design objectives

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- To ensure development is consistent with the desired future character statement for the area as set out in Clause 22.01-4.
- To facilitate housing growth in the form of apartments developments of a high quality design and finish.
- To provide for the development of medical facilities within close proximity to the Monash Medical Centre and Clayton Activity Centre.
- To ensure developments are constructed within an open garden setting through the retention and planting of vegetation, including canopy trees.
- To ensure that the height, scale and form of development respects any sensitive residential interfaces and minimises the appearance of visual bulk.

2.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	Front setback (for apartment developments): <ul style="list-style-type: none"> • 3 metres – South of Dandenong Road. • 4 metres – North of Dandenong Road. Front setback (for other types of development): <ul style="list-style-type: none"> • 7.6 metres Where a new development is located on a corner site the setback to the side street is 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.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	Retention or provision of at least one canopy tree with a minimum mature height of at least equal to the height of the proposed development within the front set back (not applicable to buildings with more than two habitable storeys, in which case the mature height of the tree should be a minimum of 10 metres).
Side and rear setbacks	A10 and B17	Rear setback - 3 metres for the first 2 storeys plus 2 metres for the 3 rd storey Side setbacks – None specified
Walls on boundaries	A11 and B18	None specified
Private open	A17	None specified

	Standard	Requirement
space	B28	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 40 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 3 metres, convenient access from a living room and clear of all structures and services; or ▪ A balcony or roof top 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)
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 0.9 metres.

3.0 Maximum building height requirement for a dwelling or residential building

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None specified

4.0 Application requirements

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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 neighbourhood particularly within the front, side and rear setbacks, along driveways and walkways, and within private open space 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 naturestrip 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.

5.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- The preferred character statement contained in any applicable neighbourhood character study or housing study.
- Whether the development contains elements of the ‘garden city’ character. Specifically, whether the proposal:
 - Includes well located open space, primarily unencumbered by easements, to provide for large tree planting and a mixture of indigenous and exotic vegetation in front, side and rear setbacks. Environmental weeds and artificial grass should be avoided.
 - Provides vegetation in the front setback that softens the appearance of built form and contributes to the public realm.
 - Sites buildings to minimise the need to remove 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 wide 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 development on corner sites addresses each street with entrances, windows and balconies facing the street and no high fencing.
- 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 the adjoining properties in the General Residential Zone, where applicable.
- 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 forwards direction.
- Whether the development enables the consolidation and development of sites in a progressive manner that does not result in the creation of small, isolated holdings of land of limited development potential.
- 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.