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Proposed C167mona

SCHEDULE 13 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ13**.

STEPHENSONS ROAD RESIDENTIAL DEVELOPMENT INTENSIFICATION AREA

1.0 Neighbourhood character objectives

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To support new development in the form of low rise apartments that contribute to the preferred garden city character through well landscaped gardens that include canopy trees.

To promote neighbourhood design that encourages walkability and community interaction.

To support high quality new development that minimises building mass and visual bulk in the streetscape through front and side setbacks, landscaping in the front setback and breaks and recesses in the built form.

To encourage development that maximises accessibility, safety and amenity including for those with reduced mobility.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

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Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

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

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 5.0 metres from the front street. Front porches and verandas may encroach 1.5 metres into this setback. Side street setbacks in accordance with standard A3 and B6 continue to apply.
Site coverage	A5 and B8	None Specified
Permeability	A6 and B9	None Specified
Landscaping	B13	New development should provide or retain: <ul style="list-style-type: none"> At least one canopy tree per dwelling, plus at least one canopy tree per 5 metres of site width; A mixture of vegetation including indigenous species; Vegetation in the front, side and rear setbacks; and Vegetation on both sides of accessways.

	Standard	Requirement
		A canopy tree should reach a mature height at least equal to the maximum building height of the new development.
Side and rear setbacks	A10 and B17	For all land north of William Street, and west of Stephenson's Road, a new wall not on or within 200mm of a rear boundary should be set back at least 5 metres. For all other land, rear setback requirements in accordance with standards A10 and B17 continue to apply. Side setback requirements in accordance with standards A10 and B17 continue to apply.
Walls on boundaries	A11 and B18	None Specified
Private open space	A17	A dwelling should have private open space consisting of an area of 60 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 with a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room.
	B28	A dwelling or residential building should have private open space consisting of: <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 5 metres and convenient access from a living room; 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.
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1.2 metres in height.

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Proposed C167mona

Maximum building height requirement for a dwelling or residential building

None Specified

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Application requirements

The following application requirements 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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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.
- Identifies 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.
 - 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.

7.0

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Proposed C167mona

Decision guidelines

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 which must be considered, as appropriate, by the responsible authority:

- Whether development contributes to the landscape character of the area. Specifically, whether the proposal:
 - Provides large tree planting in front, side and rear setbacks, and open space areas as appropriate. 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.
 - How vehicle crossovers are located and 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 neighborhood, 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.

MONASH PLANNING SCHEME

- 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.