

14/11/2019
C125Pt2mona

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

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Neighbourhood character objectives

To promote an increased diversity of housing.

To support development that provides a transition in scale from the existing commercial precincts to the wider garden city suburban areas.

To promote a vegetated setting for development through protection of significant vegetation and provision of new tree planting in front, side and rear setbacks.

2.0

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

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

No

3.0

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

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

Yes

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

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Requirements of Clause 54 and Clause 55

	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	New development should provide: <ul style="list-style-type: none"> ▪ A mixture of vegetation including indigenous species; ▪ Vegetation in the front, side and rear setbacks; and ▪ Vegetation on both sides of accessways.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	A dwelling should have private open space consisting of 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

MONASH PLANNING SCHEME

	Standard	Requirement
		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	<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 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	None specified

5.0

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Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or residential building must not exceed a height of 14 metres and 4 storeys.

6.0

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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 existing 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.
 - 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.
- 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.

7.0

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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 the development provides an appropriate transition to built form on adjoining sites.
- The robustness of proposed materials and finishes.
- The impact of the shape and dimensions of the lot on the ability of the development to meet any requirements of this schedule.
- The location and number of vehicle crossovers.
- The impact of the development on nature strips and street trees.
- The location, quantity and species of vegetation provided.