18/11/2022
C134maro

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**

GREYFIELD RENEWAL PRECINCTS

1.0 Neighbourhood character objectives

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To facilitate the renewal of the existing residential building stock through a coordinated precinct-based approach to design and development.

To encourage development to occur on amalgamated development sites to deliver community benefits including infrastructure, open space and landscaping improvements.

To allow increased building heights and reduced building setbacks on consolidated lots contingent on design outcomes derived from precinct design guidelines.

To improve walkability through the upgrading of existing laneways and the provision of additional pedestrian connections.

To improve drainage outcomes in keeping with best practice sustainability and urban design principles.

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

03/05/2024
VC255

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

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

03/05/2024
VC255

A building used as a dwelling, small second dwelling or a residential building must not exceed a height of 13.5 metres and 4 storeys.

5.0 Application requirements

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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:

- For a residential development of four storeys or less, a neighbourhood and site description and design response plan.
- A detailed site analysis that includes proposed subdivision layout and use of each part of the land, building heights, massing, setbacks, and indicative scale.
- A pedestrian walkway and cycle path plan.
- A landscape plan prepared by a suitably qualified and experienced person or firm, which shows the following:
  - A survey of all existing vegetation, abutting street trees, natural features and vegetation.
  - Building, outbuildings and trees in neighbouring lots that would affect the landscape design.
  - Planting within and around the perimeter of the site.
  - A schedule of the botanical name of all trees and shrubs proposed to be retained and those to be removed.
  - The proposed design features such as paths, paving, lawn and mulch.
  - A planting schedule of all proposed vegetation (trees, shrubs and ground covers) which includes, botanical names, common names, pot size, mature size and total quantities of each plant.
- A Parking Plan.
- A civil infrastructure and drainage report that addresses the capacity of infrastructure to service the development (including drainage and sewerage), the treatment and retardation of stormwater and responds to the principles of water sensitive urban design. The report should have regard to the policies and guidelines of servicing authorities.
- A comprehensive Sustainability Management Plan prepared by a suitably qualified person(s) demonstrating best practice in environmentally sustainable design and responding to the Maroondah Sustainability Strategy 2016. The Sustainability Management Plan should address the following:
  - Building energy management (conservation and generation);
  - Water sensitive urban design/integrated water management (with reference to the Maroondah City Council Water Sensitive City Strategy);
  - Construction materials;
  - Indoor environment quality;
  - Waste management and reduction;
  - Public realm design for access and mobility;
  - Transport.

6.0 Decision guidelines

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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 buildings are visually dominant and provide opportunities for landscaping and planting of mature species.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.
- Whether there is potential for trees and vegetation to be provided between dwellings on the same site.

- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- Whether the development provides for an appropriate built form transition to residential properties in the Neighbourhood Residential Zone and Residential Growth Zone, where applicable.
- Whether the development contributes to a diverse housing type which integrates with surrounding development.