14/04/2022
C152mona

SCHEDULE 9 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ9** .

GLEN WAVERLEY MAJOR ACTIVITY CENTRE – MOUNTAIN VIEW HOTEL

1.0 Neighbourhood character objectives

14/04/2022
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None specified.

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?
No

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 29 metres and 8 storeys.

5.0 Application requirements

03/05/2024
VC255

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.
  - 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

03/05/2024
VC255

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 proposed development seeks to achieve the development outcomes of the Glen Waverley Activity Centre Structure Plan, 2014 (updated 2016).
- 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.

- 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 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.
- 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.