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Proposed C172mona

SCHEDULE 3 TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as **MUZ3**.

THE MONASH BOULEVARDS - KEY DEVELOPMENT SITE (2277 DANDENONG ROAD, MULGRAVE)

1.0

Objectives

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To provide a consistent, strongly landscaped setback along Dandenong Road, enhancing the garden city character of Monash.

To provide ground level setbacks along the other road interfaces, providing generous space for landscaping, including canopy trees, and laneway interface to support laneway widening.

To facilitate mixed use development of five to eight storeys.

To provide building articulation that reflects the surrounding subdivision pattern.

To enhance the pedestrian access between the site and the Gateway Shopping Centre.

2.0

Clause 54 and Clause 55 requirements

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	Standard	Requirement
Minimum street setback	A3 and B6	Minimum street setback – 7.6 metres from the boundary with the service lane on Dandenong Road, 3.0 metres from Harcourt Avenue and 4.0 metres from Wilma Avenue.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	The site area covered by permeable surfaces should be at least 30 per cent.
Landscaping	B13	New development should provide or retain: - At least one canopy tree, plus at least one canopy tree per 5 metres of site width. - A mixture of vegetation. - A minimum of 60% vegetation and permeable surfaces (including canopy trees) to the setback with the service road on Dandenong Road. - Vertical greening within side and rear setbacks. - At least one interface of the building being a green roof, green wall or series of greened balconies. A canopy tree should reach a mature height at least equal to the maximum building height of the new development or 13.5 metres, whichever is the lesser.
Side and rear setbacks	A10 and B17	A new wall not on or within 200mm of a side or rear boundary, including a laneway, should be set back at least 3 metres.
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 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	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1.2 metres in height.

3.0 Maximum building height requirement

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Proposed C172mona None specified.

4.0 Exemption from notice and review

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Proposed C172mona None specified.

5.0 Application requirements

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Proposed C172mona The following application requirements apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.
- Where applicable, a statement about how the landscaping requirements are being achieved and maintained.
- 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.

6.0 Decision guidelines

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Proposed C172mona The following decision guidelines apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal enhances pedestrian access to the Gateway Shopping Centre.
- Whether there is sufficient building articulation (including variations in setbacks, materiality, building separation, etc) to reflect the surrounding subdivision pattern, avoiding monolithic forms and visual bulk.
- Whether there is sufficient space to allow canopy trees to reach a mature height equal to or greater than the height of the proposed development.
- Whether the proposal prejudices future laneway widening through buildings and works within 3 metres of the laneway.
- The design and placement of vehicle access to avoid the removal or harm to existing street trees, prioritising pedestrian and bicycle access from Dandenong Road.
- Where a permit is required for the development under the Design and Development Overlay, if there is any inconsistency between the requirements of this schedule and the DDO, the DDO prevails.

7.0 Signs

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Proposed C172mona None specified.