

32.07**RESIDENTIAL GROWTH ZONE**22/08/2013
VC104

Shown on the planning scheme map as **RGZ** with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide housing at increased densities in buildings up to and including four storey buildings.

To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.

To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.07-1**Table of uses**01/07/2013
V8**Section 1 - Permit not required**

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Food and drink premises (other than Convenience restaurant, Hotel and Tavern)	The land must be located within 100 metres of a commercial zone or Mixed Use Zone and must adjoin, or have access to, a road in a Road Zone. The land must have the same street frontage as the land in the commercial zone or Mixed Use Zone. The leasable floor area must not exceed 100 square metres.
Home occupation	
Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres.
Minor utility installation	
Place of worship	The gross floor area of all buildings must not exceed 250 square metres.

Use	Condition
	The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Residential aged care facility	
Shop (other than Adult sex bookshop and Bottle shop)	<p>The land must be located within 100 metres of a commercial zone or Mixed Use Zone and must adjoin, or have access to, a road in a Road Zone.</p> <p>The land must have the same street frontage as the land in the commercial zone or Mixed Use Zone.</p> <p>The leasable floor area must not exceed 100 square metres.</p>
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 – Permit required

Use	Condition
Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)	
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Community market	
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop – if the Section 1 conditions to Shop are not met.	
Hotel	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Office (other than Medical centre)	<p>The land must be located within 100 metres of a commercial zone.</p> <p>The land must have the same street frontage as the land in the commercial zone.</p> <p>The leasable floor area must not exceed 250 square metres.</p>

Use	Condition
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub and Place of worship)	
Plant nursery	
Service station	<p>The site must either:</p> <ul style="list-style-type: none"> ▪ Adjoin a commercial zone or industrial zone. ▪ Adjoin, or have access to, a road in a Road Zone. <p>The site must not exceed either:</p> <ul style="list-style-type: none"> ▪ 3000 square metres. ▪ 3600 square metres if it adjoins on two boundaries a road in a Road Zone.
Shop (other than Adult sex bookshop, Bottle shop and Convenience shop) – if the Section 1 conditions are not met	<p>The land must be located within 100 metres of a commercial zone or Mixed Use Zone.</p> <p>The land must have the same street frontage as the land in the commercial zone or Mixed Use Zone.</p>
Store	<p>Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.</p>
Tavern	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Adult sex bookshop
Amusement parlour
Animal boarding
Animal training
Bottle shop
Brothel
Cinema based entertainment facility
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Retail premises (other than Community market, Food and drink premises, Plant nursery and Shop)
Saleyard

Use**Stone extraction****Transport terminal****Warehouse (other than Store)****32.07-2**01/07/2013
V8**Subdivision****Permit requirement**

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

32.07-301/07/2013
V8**Construction and extension of one dwelling on a lot****Permit requirement**

A permit is required to construct or extend one dwelling on a lot less than 300 square metres

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

32.07-422/08/2013
VC104**Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings****Permit requirement**

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

A permit is not required to construct one dependent person's unit on a lot.

Transitional provisions

Despite the amendments made to Clause 55 by Amendment VC100, Clause 55 does not apply to:

- an application to construct or extend a development of four or more storeys made before the approval date of the planning scheme amendment that introduces those amendments into the planning scheme; and
- an application under section 69 of the Act to extend a permit to construct or extend a development of four or more storeys granted on or before the approval date of Amendment VC100.

32.07-5

01/07/2013
V8

Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.07-6

01/07/2013
V8

Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-1.

32.07-7

01/07/2013
V8

Maximum building height requirement for a dwelling or residential building

The maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this zone.

This does not apply to:

- An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.
- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

If no building height is specified in a schedule to this zone, the maximum building height should not exceed 13.5 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building should not exceed 14.5 metres.

This building height requirement replaces the maximum building height specified in Standard A4 in Clause 54 and Standard B7 in Clause 55.

32.07-8 Buildings on lots that abut another residential zone

01/07/2013
V8

Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone, Neighbourhood Residential Zone, or Township Zone must meet the requirements of Clauses 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.

32.07-9 Application requirements

01/07/2013
V8

An application must be accompanied by the following information, as appropriate:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For residential development of five or more storeys, an urban context report and design response as required in Clause 52.35.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses.
 - The building form and scale.
 - Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

32.07-10 Exemption from notice and review

01/07/2013
V8

Subdivision

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

32.07-11 Decision guidelines

01/07/2013
V8

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of this zone
- Any other decision guidelines specified in a schedule to this zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings and residential buildings

- For the construction of one dwelling on a lot, whether the development is an under-utilisation of the lot.
- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.
- For a development of five or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004).

Non-residential use and development

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

32.07-12 Advertising signs

01/07/2013
V8

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

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SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ1**.

SUBSTANTIAL CHANGE A

1.0 Requirements of Clause 54 and Clause 55

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C--

	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	Provision of at least one canopy tree with a minimum mature height of 8 metres. Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood.
Side and rear setbacks	A10 and B17	Walls should only be constructed on one side boundary.
Walls on boundaries	A11 and B18	Any new wall constructed on a boundary should be setback at least an additional 3 metres from the minimum street setback required by the relevant Standard.
Private open space	A17	One part of the private open space to consist of secluded private open space at the side or 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.
	B28	One part of the private open space to consist of secluded private open space at the side or 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. This does not apply to apartment developments.
Front fence height	A20 and B32	1.2 metres, or 1.8 metres with at least 20% transparency if adjoining a Category 1 (RDZ1) or 2 (RDZ2) road.

2.0 Maximum building height requirement for a dwelling or residential building

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C--

A building used as a dwelling or a residential building must not exceed a height of 11 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed a height of 12 metres.

The maximum building height requirement excludes rooftop services which should be hidden from view from any adjoining public space or designed as architectural roof top features. Roof top services includes but is not limited to plant rooms, air conditioning, lift overruns and roof mounted equipment.

3.0 Application requirements

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C--

The following application requirements apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.

4.0 Decision guidelines

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C--

The following decision guidelines apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- Whether the development provides for an appropriate built form transition to residential properties in the Neighbourhood Residential Zone and General Residential Zone.
- Whether the proposal meets the preferred neighbourhood character statement and design objectives and guidelines for the relevant Precinct, as contained within the *Whitehorse Housing and Neighbourhood Character Review 2014* and Clause 22.03.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- The potential impact on the amenity of existing adjoining residential dwellings in the Residential Growth Zone.
- The potential impact on future development potential of adjoining residential properties in the Residential Growth Zone.
- How the proposal responds to the requirements of any relevant adopted Structure Plan or Urban Design Framework.

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SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ2**

SUBSTANTIAL CHANGE B

1.0 Requirements of Clause 54 and Clause 55

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C--

	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	Provision of at least one canopy tree with a minimum mature height of 8 metres. Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood.
Side and rear setbacks	A10 and B17	Walls should only be constructed on one side boundary.
Walls on boundaries	A11 and B18	Any new wall constructed on a boundary should be setback at least an additional 3 metres from the minimum street setback required by the relevant Standard.
Private open space	A17	One part of the private open space to consist of secluded private open space at the side or 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.
	B28	One part of the private open space to consist of secluded private open space at the side or 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. This does not apply to apartment developments.
Front fence height	A20 and B32	1.2 metres, or 1.8 metres with at least 20% transparency if adjoining a Category 1 (RDZ1) or 2 (RDZ2) road.

2.0 Maximum building height requirement for a dwelling or residential building

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C--

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed a height of 14.5 metres.

The maximum building height requirement excludes rooftop services which should be hidden from view from any adjoining public space or designed as architectural roof top features. Roof top services includes but is not limited to plant rooms, air conditioning, lift overruns and roof mounted equipment.

3.0 Application requirements

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C--

The following application requirements apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.

4.0 Decision guidelines

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C--

The following decision guidelines apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- Whether the development provides for an appropriate built form transition to residential properties in the Neighbourhood Residential Zone and General Residential Zone.
- Whether the proposal meets the preferred neighbourhood character statement and design objectives and guidelines for the relevant Precinct, as contained within the *Whitehorse Housing and Neighbourhood Character Review 2014* and Clause 22.03.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- The potential impact on the amenity of existing adjoining residential dwellings in the Residential Growth Zone.
- The potential impact on future development potential of adjoining residential properties in the Residential Growth Zone.
- How the proposal responds to the requirements of any relevant adopted Structure Plan or Urban Design Framework.

32.0822/08/2013
VC104**GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ** with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To encourage development that respects the neighbourhood character of the area.

To implement neighbourhood character policy and adopted neighbourhood character guidelines.

To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.08-101/07/2013
V8**Table of uses****Section 1 - Permit not required**

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Home occupation	
Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres. Must not require a permit under clause 52.06-3. The site must adjoin, or have access to, a road in a Road Zone.
Minor utility installation	
Place of worship	The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Residential aged care facility	
Tramway	

Use	Condition
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)	
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Community market	
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop	
Food and drink premises (other than Convenience restaurant and Take away food premises)	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship)	
Plant nursery	
Service station	<p>The site must either:</p> <ul style="list-style-type: none"> ▪ Adjoin a commercial zone or industrial zone. ▪ Adjoin, or have access to, a road in a Road Zone. <p>The site must not exceed either:</p> <ul style="list-style-type: none"> ▪ 3000 square metres. ▪ 3600 square metres if it adjoins on two boundaries a road in a Road Zone.
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Take away food premises	The site must adjoin, or have access to, a road in a Road Zone.

Use	Condition
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Amusement parlour
Animal boarding
Animal training
Brothel
Cinema based entertainment facility
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Office (other than Medical centre)
Retail premises (other than Community market, Convenience shop, Food and drink premises, Plant nursery)
Saleyard
Stone extraction
Transport terminal
Warehouse (other than Store)

32.08-2

01/07/2013
V8

Subdivision

Permit requirement

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

32.08-3
01/07/2013
V8

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
- A lot of between 300 square metres and 500 square metres if specified in a schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
 - A lot of less than 300 square metres, or
 - A lot of between 300 and 500 square metres if specified in a schedule to this zone, and
- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

32.08-4
22/08/2013
VC104

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

A permit is not required to construct one dependent person's unit on a lot.

Transitional provisions

Despite the amendments made to Clause 55 by Amendment VC100, Clause 55 does not apply to:

- an application to construct or extend a development of four or more storeys made before the approval date of the planning scheme amendment that introduces those amendments into the planning scheme; and
- an application under section 69 of the Act to extend a permit to construct or extend a development of four or more storeys granted on or before the approval date of Amendment VC100.

32.08-5

01/07/2013
V8

Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.08-6

01/07/2013
V8

Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-1.

32.08-7

01/07/2013
V8

Maximum building height requirement for a dwelling or residential building

The maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this zone.

This does not apply to:

- An extension of an existing building that exceeds the specified building height, provided that the extension does not exceed the existing building height.
- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

If no building height is specified, the requirement set out in the relevant standard of Clause 54 and Clause 55 applies.

32.08-8

01/07/2013
V8

Application requirements

An application must be accompanied by the following information, as appropriate:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For residential development of five or more storeys, an urban context report and design response as required in Clause 52.35.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.

- Adjacent buildings and uses.
- The building form and scale.
- Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

32.08-9 Exemption from notice and review

01/07/2013
V8

Subdivision

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

32.08-10 Decision guidelines

01/07/2013
V8

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of this zone.
- Any other decision guidelines specified in a schedule to this zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings and residential buildings

- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.
- For a development of five or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004).

Non-residential use and development

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

32.08-11 Advertising signs

01/07/2013
V8

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

--/20--
C--

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ1**

ESTABLISHED GARDEN SUBURBAN AREAS

1.0 Permit requirement for the construction or extension of one dwelling on a lot

--/20--
C--

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

None specified

2.0 Requirements of Clause 54 and Clause 55

--/20--
C--

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	Maximum 50%
Permeability	A6 and B9	Minimum 30%
Landscaping	B13	Provision of at least two canopy trees with a minimum mature height of 8 metres. At least one of those trees should be in the secluded private open space of the dwelling. Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 3 years prior to the application being made.
Side and rear setbacks	A10 and B17	Walls should only be constructed on one side boundary.
Walls on boundaries	A11 and B18	Any new wall constructed on a boundary should be setback at least an additional 3 metres from the minimum street setback required by the relevant Standard.
Private open space	A17	One part of the private open space to consist of secluded private open space at the side or 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.
	B28	One part of the private open space to consist of secluded private open space at the side or 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.
Front fence height	A20 and B32	1.2 metres, or 1.8 metres with at least 20% transparency if adjoining a Category 1 (RDZ1) or 2 (RDZ2) road.

3.0 Maximum building height requirement for a dwelling or residential building

--/20--
C--

None specified

4.0 Application requirements

--/20--
C--

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:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing details of any vegetation and trees which may have been removed in the three years prior to the application being made.
- Plans showing proposed landscaping works and planting including tree species and mature height.

5.0 Decision guidelines

--/20--
C--

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:

- Whether the proposal provides for an appropriate built form transition to residential properties in the Neighbourhood Residential Zone.
- Whether the proposal accords with the type of development anticipated in natural change areas as described in Clause 22.03.
- Whether the proposal meets the preferred neighbourhood character statement and design objectives and guidelines for the relevant Precinct, as contained within the *Whitehorse Housing and Neighbourhood Character Review 2014* and Clause 22.03.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.

--/20--
C--

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**

BUSH SUBURBAN PRECINCT 2

1.0 Permit requirement for the construction or extension of one dwelling on a lot

--/20--
C--

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

500 square metres

2.0 Requirements of Clause 54 and Clause 55

--/20--
C--

	Standard	Requirement
Minimum street setback	A3 and B6	A carport, garage and/or outbuilding should be setback at least an additional 1 metre from the minimum street setback required by this Standard.
Site coverage	A5 and B8	Maximum 40%
Permeability	A6 and B9	Minimum 40%
Landscaping	B13	Provision of at least two canopy trees with a minimum mature height of 12 metres. At least one of those trees should be in the secluded private open space of the dwelling. The species of canopy trees should be native, preferably indigenous. Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 3 years prior to the application being made.
Side and rear setbacks	A10 and B17	Minimum 2 metre setback, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Walls should only be constructed on one side boundary.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	One part of the private open space to consist of secluded private open space at the side or 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.
	B28	One part of the private open space to consist of secluded private open space at the side or 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
Front fence height	A20 and B32	1.2 metres, or 1.8 metres with at least 50% transparency if adjoining a Category 1 (RDZ1) or 2 (RDZ2) road.

3.0 Maximum building height requirement for a dwelling or residential building

--/20--
C--

A building used as a dwelling or a residential building must not exceed a height of 10.5 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed a height of 11.5 metres.

This does not apply to:

- An extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.
- The rebuilding of a lawful building or works which have been damaged or destroyed.

The maximum building height requirement excludes rooftop services which should be hidden from view from any adjoining public space or designed as architectural roof top features. Roof top services includes but is not limited to plant rooms, air conditioning, lift overruns and roof mounted equipment.

4.0 Application requirements

--/20--
C--

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:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing details of any vegetation and trees which may have been removed in the three years prior to the application being made.
- Plans showing proposed landscaping works and planting including tree species and mature height.

5.0 Decision guidelines

--/20--
C--

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:

- Whether the development provides for an appropriate built form transition to residential properties in the Neighbourhood Residential Zone.
- Whether the proposal accords with the type of development anticipated in natural change areas as described in Clause 22.03.
- Whether the proposal meets the preferred neighbourhood character statement and design objectives and guidelines for the relevant Precinct, as contained within the *Whitehorse Housing and Neighbourhood Character Review 2014* and Clause 22.03.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- The potential for trees and vegetation to be provided between dwellings on the same site.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.

--/20--
C--

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

CLASSIC GARDEN SUBURBAN AREAS

1.0 Permit requirement for the construction or extension of one dwelling on a lot

--/20--
C--

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

None specified

2.0 Requirements of Clause 54 and Clause 55

--/20--
C--

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	Maximum 50%
Permeability	A6 and B9	Minimum 30%
Landscaping	B13	Provision of at least two canopy trees with a minimum mature height of 8 metres. At least one of those trees should be in the secluded private open space of the dwelling. Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 3 years prior to the application being made.
Side and rear setbacks	A10 and B17	Walls should only be constructed on one side boundary, and only where they are for a garage and/or carport.
Walls on boundaries	A11 and B18	Any new wall constructed on a boundary should be setback at least an additional 1 metre from the minimum street setback required by the relevant Standard.
Private open space	A17	One part of the private open space to consist of secluded private open space at the side or 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.
	B28	One part of the private open space to consist of secluded private open space at the side or 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.
Front fence height	A20 and B32	1.2 metres, or 1.8 metres with at least 20% transparency if adjoining a Category 1 (RDZ1) or 2 (RDZ2) road.

3.0 Maximum building height requirement for a dwelling or residential building

--/20--
C--

None specified.

4.0 Application requirements

--/20--
C--

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:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing details of any vegetation and trees which may have been removed in the three years prior to the application being made.
- Plans showing proposed landscaping works and planting including tree species and mature height.

5.0 Decision guidelines

--/20--
C--

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:

- Whether the development provides for an appropriate built form transition to residential properties in the Neighbourhood Residential Zone.
- Whether the proposal accords with the type of development anticipated in natural change areas as described in Clause 22.03.
- Whether the proposal meets the preferred neighbourhood character statement and design objectives and guidelines for the relevant Precinct, as contained within the *Whitehorse Housing and Neighbourhood Character Review 2014* and Clause 22.03.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.

--/20--
C--

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4**

GARDEN SUBURBAN PRECINCT 8

1.0 Permit requirement for the construction or extension of one dwelling on a lot

--/20--
C--

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

None specified

2.0 Requirements of Clause 54 and Clause 55

--/20--
C--

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	Maximum 50%
Permeability	A6 and B9	Minimum 30%
Landscaping	B13	Provision of at least two canopy trees with a minimum mature height of 8 metres. At least one of those trees should be in the secluded private open space of the dwelling. Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 3 years prior to the application being made.
Side and rear setbacks	A10 and B17	Minimum 3 metre setback, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres from at least one side boundary. Walls should only be constructed on one side boundary.
Walls on boundaries	A11 and B18	Any new wall constructed on a boundary should be setback at least an additional 3 metres from the minimum street setback required by the relevant Standard.
Private open space	A17	One part of the private open space to consist of secluded private open space at the side or 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.
	B28	One part of the private open space to consist of secluded private open space at the side or 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.
Front fence height	A20 and B32	1.2 metres, or 1.8 metres with at least 20% transparency if adjoining a Category 1 (RDZ1) or 2 (RDZ2) road.

3.0 Maximum building height requirement for a dwelling or residential building

--/20--
C--

None specified.

4.0 Application requirements

--/20--
C--

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:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing details of any vegetation and trees which may have been removed in the three years prior to the application being made.
- Plans showing proposed landscaping works and planting including tree species and mature height.

5.0 Decision guidelines

--/20--
C--

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:

- Whether the development provides for an appropriate built form transition to residential properties in the Neighbourhood Residential Zone.
- Whether the proposal accords with the type of development anticipated in natural change areas as described in Clause 22.03.
- Whether the proposal meets the preferred neighbourhood character statement and design objectives and guidelines for the relevant Precinct, as contained within the *Whitehorse Housing and Neighbourhood Character Review 2014* and Clause 22.03.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.

32.0922/08/2013
VC104**NEIGHBOURHOOD RESIDENTIAL ZONE**

Shown on the planning scheme map as **NRZ** with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To recognise areas of predominantly single and double storey residential development.

To limit opportunities for increased residential development.

To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

To implement neighbourhood character policy and adopted neighbourhood character guidelines.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.09-101/07/2013
V8**Table of uses****Section 1 - Permit not required**

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Home occupation	
Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres. Must be located in an existing building. The site must adjoin, or have access to, a road in a Road Zone. Must not require a permit under clause 52.06-3.
Minor utility installation	
Place of worship	The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a road in a Road Zone.

Use	Condition
	Must not require a permit under clause 52.06-3.
Railway	
Residential aged care facility	
Tramway	
Any use listed in clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)	
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Community market	
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop	The leasable floor area must not exceed 80 square metres.
Food and drink premises (other than Convenience restaurant and Take away food premises)	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub and Place of worship)	
Plant nursery	
Service station	<p>The site must either:</p> <ul style="list-style-type: none"> ▪ Adjoin a commercial zone or industrial zone. ▪ Adjoin, or have access to, a road in a Road Zone. <p>The site must not exceed either:</p> <ul style="list-style-type: none"> ▪ 3000 square metres. ▪ 3600 square metres if it adjoins on two boundaries a road in a Road Zone.

Use	Condition
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Take away food premises	The site must adjoin, or have access to, a road in a Road Zone.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Amusement parlour
Animal boarding
Animal training
Brothel
Cinema based entertainment facility
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Office (other than Medical centre)
Retail premises (other than Community market, Convenience shop, Food and drink premises and Plant nursery)
Saleyard
Stone extraction
Transport terminal
Warehouse (other than Store)

32.09-2

22/08/2013
VC104

Subdivision

Permit requirement

A permit is required to subdivide land.

A schedule to this zone may specify a minimum lot size to subdivide land. Each lot must be at least the area specified for the land, except where an application to subdivide land is made to create lots each containing an existing dwelling or car parking space, where an application for the existing dwelling or car parking space was made or approved before the approval date of the planning scheme amendment that introduced this clause 32.09 into the planning scheme.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

32.09-3

22/08/2013
VC104

Number of dwellings on a lot

The number of dwellings on a lot must not exceed the number specified in a schedule to this zone. If no number is specified, the number of dwellings on a lot must not exceed two.

Transitional provisions

Clause 32.09-3 does not apply to an application to construct two or more dwellings on a lot made before the approval date of the planning scheme amendment that introduced this clause 32.09 into the planning scheme.

32.09-4

01/07/2013
V8

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
- A lot of less than the lot size specified in a schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
 - A lot of less than 300 square metres, or
 - A lot of less than the lot size specified in a schedule to this zone, and
- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

32.09-5
22/08/2013
VC104

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55.

A permit is not required to construct one dependent person's unit on a lot.

Transitional provisions

Despite the amendments made to Clause 55 by Amendment VC100, Clause 55 does not apply to:

- an application to construct or extend a development of four or more storeys made before the approval date of the planning scheme amendment that introduces those amendments into the planning scheme; and
- an application under section 69 of the Act to extend a permit to construct or extend a development of four or more storeys granted on or before the approval date of Amendment VC100.

32.09-6
01/07/2013
V8

Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.09-7
01/07/2013
V8

Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-1.

32.09-8
22/08/2013
VC104

Maximum building height requirement for a dwelling or residential building

The maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this zone. If no

building height is specified, the height of a building must not exceed 8 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed 9 metres.

This does not apply to:

- An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.
- An extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.
- The rebuilding of a lawful building or works which have been damaged or destroyed.
- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

Transitional provisions

Clause 32.09-8 does not apply to an application to construct a dwelling or residential building made before the approval date of the planning scheme amendment that introduced this clause 32.09 into the planning scheme. The requirements of clause 54 as they apply to clause 54.03-2 or of clause 55 as they apply to clause 55.03-2 as in force immediately before the said approval date continue to apply.

32.09-9

01/07/2013
V8

Application requirements

An application must be accompanied by the following information, as appropriate:

- For a residential development, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses, including siting and dimensioned setbacks.
 - The building form and scale.
 - Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

32.09-10 Exemption from notice and review

01/07/2013
V8

Subdivision

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

32.09-11 Decision guidelines

01/07/2013
V8

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of this zone.
- Any other decision guidelines specified in a schedule to this zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings and residential buildings

- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.

Non-residential use and development

In the local neighbourhood context:

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

32.09-12 Advertising signs

22/08/2013
VC104

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

--/20--
C--

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ1**

BUSH ENVIRONMENT AREAS

1.0 Minimum subdivision area

The minimum lot size for subdivision is 650 square metres.

--/20--
C--

2.0 Permit requirement for the construction or extension of one dwelling on a lot

--/20--
C--

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	500 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	500 square metres

3.0 Requirements of Clause 54 and Clause 55

--/20--
C--

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	Maximum 40%
Permeability	A6 and B9	Minimum 40%
Landscaping	B13	Provision of at least two canopy trees with a minimum mature height of 12 metres. At least one of those trees should be in the secluded private open space of the dwelling. The species of canopy trees should be native, preferably indigenous. Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 3 years prior to the application being made.
Side and rear setbacks	A10 and B17	Minimum 1.2 metre setback, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. No walls are to be constructed on boundaries.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	One part of the private open space to consist of secluded private open space at the side or 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.

	Standard	Requirement
	B28	One part of the private open space to consist of secluded private open space at the side or 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.
Front fence height	A20 and B32	1 metre.

4.0 **Number of dwellings on a lot**

--/20--
C--

None specified.

5.0 **Maximum building height requirement for a dwelling or residential building**

--/20--
C--

None specified.

6.0 **Application requirements**

--/20--
C--

The following application requirements apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing details of any vegetation and trees which may have been removed in the three years prior to the application being made.
- Plans showing proposed landscaping works and planting including tree species with a mature height of at least 12 metres.

7.0 **Decision guidelines**

--/20--
C--

The following decision guidelines apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- Whether the proposal accords with the type of development anticipated in limited change areas as described in Clause 22.03.
- Whether the proposal meets the preferred neighbourhood character statement and design objectives and guidelines for the relevant Precinct, as contained within the *Whitehorse Housing and Neighbourhood Character Review 2014* and Clause 22.03.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- The potential for trees and vegetation to be provided between dwellings on the same site.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.

--/20--
C--

SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ2**

FORMAL BUSH SUBURBAN AREAS

1.0 Minimum subdivision area

The minimum lot size for subdivision is 320 square metres.

--/20--
C--

2.0 Permit requirement for the construction or extension of one dwelling on a lot

--/20--
C--

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	500 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	500 square metres

3.0 Requirements of Clause 54 and Clause 55

--/20--
C--

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	Maximum 40%
Permeability	A6 and B9	Minimum 40%
Landscaping	B13	Provision of at least two canopy trees with a minimum mature height of 12 metres. At least one of those trees should be in the secluded private open space of the dwelling. The species of canopy trees should be native, preferably indigenous. Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 3 years prior to the application being made.
Side and rear setbacks	A10 and B17	Minimum 5 metre setback from the rear boundary. No walls are to be constructed on boundaries.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	One part of the private open space to consist of secluded private open space at the side or 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.

	Standard	Requirement
	B28	One part of the private open space to consist of secluded private open space at the side or 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.
Front fence height	A20 and B32	1 metre, or 1.8 metres with at least 50% transparency if adjoining a Category 1 (RDZ1) or 2 (RDZ2) road.

4.0 Number of dwellings on a lot

--/20--
C--

None specified.

5.0 Maximum building height requirement for a dwelling or residential building

--/20--
C--

None specified.

6.0 Application requirements

--/20--
C--

The following application requirements apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing details of any vegetation and trees which may have been removed in the three years prior to the application being made.
- Plans showing proposed landscaping works and planting including tree species and mature height.

7.0 Decision guidelines

--/20--
C--

The following decision guidelines apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- Whether the proposal accords with the type of development anticipated in limited change areas as described in Clause 22.03.
- Whether the proposal meets the preferred neighbourhood character statement and design objectives and guidelines for the relevant Precinct, as contained within the *Whitehorse Housing and Neighbourhood Character Review 2014* and Clause 22.03.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- The potential for trees and vegetation to be provided between dwellings on the same site.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.

--/20--
C--

SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ3**

TRADITIONAL BUSH SUBURBAN AREAS

1.0 Minimum subdivision area

The minimum lot size for subdivision is 320 square metres.

--/20--
C--

2.0 Permit requirement for the construction or extension of one dwelling on a lot

--/20--
C--

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	500 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	500 square metres

3.0 Requirements of Clause 54 and Clause 55

--/20--
C--

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	Maximum 40%
Permeability	A6 and B9	Minimum 40%
Landscaping	B13	Provision of at least two canopy trees with a minimum mature height of 12 metres. At least one of those trees should be in the secluded private open space of the dwelling. The species of canopy trees should be native, preferably indigenous. Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 3 years prior to the application being made.
Side and rear setbacks	A10 and B17	Minimum 1 metre setback, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres on one side boundary. Minimum 3 metre setback, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres on the other side boundary. Minimum 5 metre setback from the rear boundary.
Walls on boundaries	A11 and B18	None specified

	Standard	Requirement
Private open space	A17	One part of the private open space to consist of secluded private open space at the side or 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.
	B28	One part of the private open space to consist of secluded private open space at the side or 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.
Front fence height	A20 and B32	1 metre, or 1.8 metres with at least 50% transparency if adjoining a Category 1 (RDZ1) or 2 (RDZ2) road.

4.0 **Number of dwellings on a lot**

--/20--
C--

None specified.

5.0 **Maximum building height requirement for a dwelling or residential building**

--/20--
C--

None specified.

6.0 **Application requirements**

--/20--
C--

The following application requirements apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing details of any vegetation and trees which may have been removed in the three years prior to the application being made.
- Plans showing proposed landscaping works and planting including tree species and mature height.

7.0 **Decision guidelines**

--/20--
C--

The following decision guidelines apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- Whether the proposal accords with the type of development anticipated in limited change areas as described in Clause 22.03.
- Whether the proposal meets the preferred neighbourhood character statement and design objectives and guidelines for the relevant Precinct, as contained within the *Whitehorse Housing and Neighbourhood Character Review 2014* and Clause 22.03.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- The potential for trees and vegetation to be provided between dwellings on the same site.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.

--/20--
C--

SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ4**

INFORMAL BUSH SUBURBAN AREAS

1.0 Minimum subdivision area

The minimum lot size for subdivision is 320 square metres.

--/20--
C--

2.0 Permit requirement for the construction or extension of one dwelling on a lot

--/20--
C--

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	500 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	500 square metres

3.0 Requirements of Clause 54 and Clause 55

--/20--
C--

	Standard	Requirement
Minimum street setback	A3 and B6	A carport, garage and/or outbuilding should be setback at least an additional 1 metre from the minimum street setback required by this Standard.
Site coverage	A5 and B8	Maximum 40%
Permeability	A6 and B9	Minimum 40%
Landscaping	B13	Provision of at least two canopy trees with a minimum mature height of 12 metres. At least one of those trees should be in the secluded private open space of the dwelling. The species of canopy trees should be native, preferably indigenous. Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 3 years prior to the application being made.
Side and rear setbacks	A10 and B17	Minimum 2 metre setback, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres on one side boundary. Walls should only be constructed on one side boundary.
Walls on boundaries	A11 and B18	None specified

	Standard	Requirement
Private open space	A17 and B28	One part of the private open space to consist of secluded private open space at the side or 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.
		One part of the private open space to consist of secluded private open space at the side or 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.
Front fence height	A20 and B32	1 metre, or 1.8 metres with at least 50% transparency if adjoining a Category 1 (RDZ1) or 2 (RDZ2) road.

4.0 **Number of dwellings on a lot**

--/20--
C--

None specified.

5.0 **Maximum building height requirement for a dwelling or residential building**

--/20--
C--

None specified.

6.0 **Application requirements**

--/20--
C--

The following application requirements apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing details of any vegetation and trees which may have been removed in the three years prior to the application being made.
- Plans showing proposed landscaping works and planting including tree species and mature height.

7.0 **Decision guidelines**

--/20--
C--

The following decision guidelines apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- Whether the proposal accords with the type of development anticipated in limited change areas as described in Clause 22.03.
- Whether the proposal meets the preferred neighbourhood character statement and design objectives and guidelines for the relevant Precinct, as contained within the *Whitehorse Housing and Neighbourhood Character Review 2014* and Clause 22.03.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- The potential for trees and vegetation to be provided between dwellings on the same site.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.

--/20--
C--

SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ5**

TRADITIONAL GARDEN SUBURBAN AREAS

1.0 Minimum subdivision area

The minimum lot size for subdivision is 320 square metres.

--/20--
C--

2.0 Permit requirement for the construction or extension of one dwelling on a lot

--/20--
C--

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	300 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	300 square metres

3.0 Requirements of Clause 54 and Clause 55

--/20--
C--

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	Maximum 50%
Permeability	A6 and B9	Minimum 30%
Landscaping	B13	Provision of at least two canopy trees with a minimum mature height of 8 metres. At least one of those trees should be in the secluded private open space of the dwelling. Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 3 years prior to the application being made.
Side and rear setbacks	A10 and B17	Walls should only be constructed on a boundary where they are for a garage and/or carport.
Walls on boundaries	A11 and B18	Any new wall constructed on a boundary should be setback at least an additional 1 metre from the minimum street setback required by the relevant Standard.
Private open space	A17	One part of the private open space to consist of secluded private open space at the side or 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.

	Standard	Requirement
	B28	One part of the private open space to consist of secluded private open space at the side or 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.
Front fence height	A20 and B32	1.2 metres, or 1.8 metres with at least 20% transparency if adjoining a Category 1 (RDZ1) or 2 (RDZ2) road.

4.0 Number of dwellings on a lot

--/20--
C--

None specified.

5.0 Maximum building height requirement for a dwelling or residential building

--/20--
C--

A building used as a dwelling or a residential building must not exceed a height of 9 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed a height of 10 metres.

6.0 Application requirements

--/20--
C--

The following application requirements apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing details of any vegetation and trees which may have been removed in the three years prior to the application being made.
- Plans showing proposed landscaping works and planting including tree species and mature height.

7.0 Decision guidelines

--/20--
C--

The following decision guidelines apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- Whether the proposal accords with the type of development anticipated in limited change areas as described in Clause 22.03.
- Whether the proposal meets the preferred neighbourhood character statement and design objectives and guidelines for the relevant Precinct, as contained within the *Whitehorse Housing and Neighbourhood Character Review 2014* and Clause 22.03.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- The potential for trees and vegetation to be provided between dwellings on the same site.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.

21.04

xx/xx/xxxx
Cxx

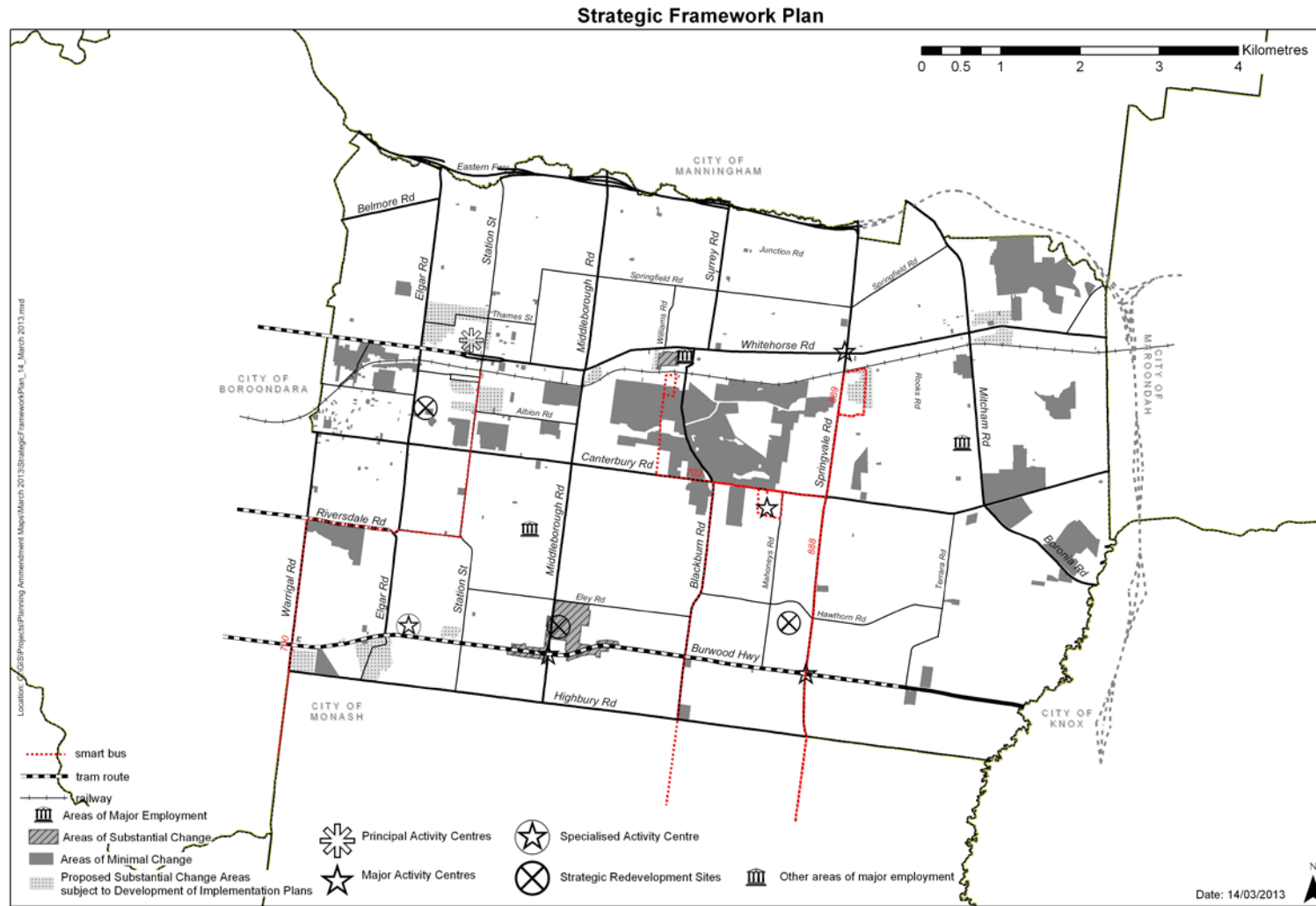
STRATEGIC DIRECTIONS

A series of objectives, strategies and implementation mechanisms reinforce the City of Whitehorse's vision statement. They are grouped under the headings identified as the key land use issues at Clause 21.02 Key issues, being:

- Environment
- Housing
- Economic Development
- Infrastructure

In addition, an overall Strategic Framework Plan is presented which provides a visual demonstration of how the land use strategies are to be implemented. Specific land uses and development opportunities will be directed to the appropriate locations and key sites as shown on the Plan. In addition, areas of significance and environmental constraints on future development are identified.

WHITEHORSE PLANNING SCHEME



Comment [TN1]: Council will need to update the change areas in this map

21.06 HOUSING

xx/xx/xxxx
Cxx

21.06-1 Overview

xx/xx/xxxx
Cxx

The City of Whitehorse is a middle ring municipality providing housing for a wide range of household types, ages and cultural groups. In general, the population is slightly older than the metropolitan average, indicating an ageing population, however the majority of households are families with or without children. The types of residential development in the City vary between medium rise apartment buildings around Box Hill metropolitan activity centre, small unit developments in areas with good access to public transport and amenities, and standard detached dwellings in the majority of the residential areas.

The City of Whitehorse is under increased pressure to accommodate more people who are attracted to the area due to its strategic location, high amenity residential areas and quality services and facilities. The community is concerned about maintaining the high quality residential environment and ensuring that areas of environmental, heritage or special character are protected as the City's population grows. The municipality's leafy character is particularly valued, strengthened by the presence of quality canopy trees and other native and exotic vegetation. Trees and vegetation are considered one of the most significant determinants of neighbourhood character in the municipality, and therefore tree preservation and regeneration is of vital importance if the character of residential areas is to be maintained and enhanced.

Change and growth in urban areas with good public transport access can occur while contributing to the City's valued neighbourhood character. Areas such as the Box Hill metropolitan activity centre are able to accommodate increased housing growth in an urban setting while providing high levels of amenity for residents.

The Council's *Housing Strategy 2014* identifies areas of substantial, natural and limited growth. These categories of housing change are aligned with the neighbourhood character statements prepared for each area as part of the *Neighbourhood Character Study 2014* and the planning controls applying to the land. These statements and controls aim to direct housing growth across the municipality in a way which reflects the community's neighbourhood character aspirations, while balancing the future housing needs of Whitehorse. They are described as follows:

- Substantial Change areas provide for housing growth with increased densities, including inside designated structure plan boundaries and opportunity areas, in accordance with the relevant plans as well as around most train stations, adjoining tram routes and around larger activity centres.
- Natural Change areas allow for modest housing growth and a variety of housing types provided they achieve the preferred future neighbourhood character as identified in Clause 22.03 Residential Development.
- Limited Change areas enable specific characteristics of the neighbourhood, environment or landscape to be protected through greater control over new housing development. These areas represent the lowest degree of intended residential growth in Whitehorse. Individually significant Heritage Overlay sites are included, but not illustrated on maps.

In addition there are a number of identified "strategic redevelopment sites" in the City, plus opportunities within the Box Hill Central Activities Area and in other Activity Centres for residential growth.

The *Neighbourhood Character Study 2014* further defines the preferred future character of precincts within the City. Council agrees with the concern within the community that poorly designed residential development is eroding the character and quality of some residential areas. Based on the *Neighbourhood Character Study*, residential areas have been identified as being within precincts of the following neighbourhood character types:

- Garden Suburban Area.
- Bush Suburban Area.

- Bush Environment.

Council will use the three categories of change and the identified character types to supplement 'ResCode' to encourage high quality development design that is responsive to the site constraints and opportunities whilst making a positive contribution to neighbourhood character.

The City also needs to respond to issues of housing affordability and promote environmentally sustainable development. Sustainable and well-designed housing can improve affordability over the long term, and contribute to the preferred neighbourhood character of residential areas. Non-residential uses in residential areas continue to require monitoring and control to ensure that amenity issues are managed.

21.06-2

xx/xx/xxxx
Cxx

Vision

The vision for housing in the City is *“To ensure that housing in the City of Whitehorse meets residents’ needs in terms of location, diversity, sustainability, accessibility, affordability and good design.”* There are a number of key challenges facing the City of Whitehorse in relation to housing. These are:

- Accommodating an additional 12,997 dwellings to house the projected population growth in the City to 2036.
- Ensuring established residential areas to continue to play an important role in providing additional housing.
- Ensuring activity centres can accommodate additional housing growth and are the focus of increased housing and employment densities, public transport and service provision. Each activity centre in Whitehorse has a different level of capacity and is equipped in different ways to support increased housing density.
- Preserving areas of valued character and vegetation or landscape significance.
- Better utilising transport corridors including train and tram routes for medium and higher density housing.
- The pressure of higher property prices on housing affordability and the type of dwellings constructed due to Whitehorse’s attractive leafy character, dominance of detached dwellings and locational attributes.
- A higher demand for private rental housing, a proportion of which will need to be affordable to low income tenants.
- A higher proportion of lone person households may require smaller housing types including town houses, units and apartments. However in some instances, these housing types are more costly to buy or rent than older housing stock, and can contribute to housing affordability problems.
- The provision of specific assistance to access appropriate accommodation for new and first generation migrant populations in suitable locations.
- The need to provide more accommodation for students, and accommodation which better meets their needs in terms of quality and affordability in areas near Deakin University Burwood Campus and Box Hill Institute of TAFE.
- The need to develop or implement Structure Plans with objectives to improve housing affordability and special needs housing opportunities in activity centres.

Key Housing Principles

- Develop housing in Whitehorse that shapes the City’s urban structure to support environmental and social sustainability, resilience and the health and well being of residents.
- Encourage housing that supports preferred neighbourhood character objectives and urban design aspirations for the City.
- Promote housing growth and diversity in locations within walking distance of public transport and local services such as shops, parks and education.

- Limit residential growth in areas of valued landscape or built form character, and/or with infrastructure limitations.
- Support the housing directions of existing and future adopted Structure Plans and Urban Design Frameworks for activity centres.
- Provide a mix of housing that meets the life stage and cultural needs of residents.
- Ensure housing in substantial change areas is designed to achieve and enhance sense of place and identity, and facilitate neighbourhood participation.
- Support environmentally sustainable building, design and innovation in new housing development.
- Advocate for increases in affordable and social housing stock.

21.06-3

xx/xx/xxxx
Cxx

Housing Location

Key Issues

- Encouraging appropriate residential development within the municipality's established network of activity centres.
- Providing appropriate housing growth in locations with potential amenity considerations (eg. sensitive interfaces, rail corridors, tram lines, main roads).
- Ensuring timely provision of infrastructure and public realm improvements to support the growth of the municipality.
- Encouraging housing in locations with good access to public transport and services, which can minimise demand on the road network and better target the delivery of community and physical infrastructure and services.

Objectives

Limited Change Areas

- Conserve and enhance those elements which contribute to the valued environmental, heritage and neighbourhood character of the place.
- Ensure new development protects and reinforces the environmental, heritage values and / or preferred future neighbourhood character of the area.
- Ensure new development mainly takes the form of renovations to existing houses, replacement of single dwellings with new dwellings and some limited medium density development.

Natural Change Areas

- Support increased housing choice by allowing for a diversity of dwelling types, sizes and tenures.
- Ensure new development contributes to the preferred neighbourhood character of the precinct.
- Encourage new development applications to include landscape guidelines that show how the retention of existing vegetation where possible will be achieved, at the outset of the design process.

Substantial Change Areas

- Support increased residential densities.
- Support increased housing choice by allowing for a diversity of dwelling types, sizes and tenures to suit a range of household types.
- Facilitate achieving a new, preferred character for these areas over time through quality developments.

- Support the master planning of larger sites to facilitate the development of diverse, high amenity precincts which have an identifiable sense of place.
- Encourage the provision of shop-top dwellings and low scale apartment developments in activity centres, particularly within key Neighbourhood Activity Centres and on sites abutting the Principal Public Transport Network and main roads.
- Provide space for planting, communal spaces and rooftop gardens to improve the amenity and liveability of dwellings.

Strategies

- Council will assess new applications for dwellings and subdivisions against the relevant objectives, strategies and preferred character statements as specified in Clause 22.03 Residential Development and in the *Whitehorse Neighbourhood Character Study 2014*.

Implementation

- Specify built form and landscape expectations for the three categories of change and the identified neighbourhood character precincts within Clause 22.03 Residential Development.
- Zone residential areas identified for Limited Change to Neighbourhood Residential Zone.
- Zone residential areas identified for Natural Change to General Residential Zone.
- Zone residential areas identified for Substantial Change to General Residential or Residential Growth Zone as appropriate.
- Apply a Significant Landscape Overlay or Neighbourhood Character Overlay to areas of significant neighbourhood character or landscape.
- Apply the Heritage Overlay to buildings, structures and natural features of historical significance.

21.06-4

xx/xx/xxxx
Cxxx

Housing Diversity

Key Issues

- Meeting the continuing high demand for private rental accommodation, which puts pressure on housing affordability.
- Providing high quality and accessible housing to meet the needs of the students that will continue to be attracted to Deakin University Burwood Campus and Box Hill Institute of TAFE and will require housing with high quality accessibility and services.
- Improving access to the housing market for the City's large proportion of first and second generation residents from non English speaking backgrounds, many of whom currently experience barriers inhibiting their entry to the market.
- Encouraging a broader range of housing types to meet the differing needs of the future population through the lifecycle.

Objectives

- Diversify the variety of housing types in the City of Whitehorse.
- Provide housing that meets the specialised requirements of particular residents.
- Monitor housing development trends and engage with relevant stakeholders.

Strategies

- Promote activity centres with high accessibility that offer a range of services and provide a high level of amenity to residents as key locations for housing diversity.

- Support the renovation and redevelopment of single houses in Limited Change Areas as a means of providing accommodation for larger household types and choice for other households.
- Encourage appropriate student housing close to the university campuses in a form that respects the existing or preferred character of the area.

21.06-5 Housing Affordability

xx/xx/xxxx
Cxx

Key Issues

- Meeting an increasing demand for more affordable housing across the municipality.
- Ensuring student housing is consistent with the location and design requirements of Council Policy.

Objectives

- To increase the supply and distribution of affordable housing in the City of Whitehorse.
- To reduce housing stress in the City of Whitehorse.

Strategies

- Continue to identify opportunities for affordable housing in designated structure plans including specific location, localised need and design, and incentives for developers.

21.06-6 Housing Design

xx/xx/xxxx
Cxx

Key Issues

- Ensuring new developments do not result in a loss of the existing vegetation coverage and tree canopy.
- Encouraging appropriate development within the municipality's established areas.
- Maintaining the preferred neighbourhood character of Limited Change Areas.
- Providing adequate space for substantial vegetation in Limited and Natural Change Areas.
- Strengthening and improving the preferred neighbourhood character in Natural Change Areas.
- Creating a valued and identifiable sense of place in Substantial Change Areas and providing an appropriate design response in locations with potential to support additional housing.
- Ensuring new developments adjoining or close to environmentally significant and sensitive areas are carefully and respectfully designed.
- Ensuring that physical and community infrastructure is adequate and maintained at a standard to meet the future demand.
- Encouraging private sector provision of housing that improves the environmental performance of the municipality and minimises ongoing running costs for the residents.
- Encouraging continued improvement in housing design for better functionality, universal access and adaptability to improve access for people with mobility or other physical limitations and to lessen future costs in modifications to meet the current or future occupants' needs.

Objectives

- To enhance the design quality and character of residential development.
- To build resilience in the City's housing stock to the impacts of climate change.
- To improve the environmental performance of new and existing housing.
- To protect environmentally sensitive areas from inappropriate development.
- To encourage the provision of well designed, adaptable and accessible housing.

Strategies

- Amend the Municipal Strategic Statement to provide policy support for improving the design quality of residential development in the municipality.
- Implement the Neighbourhood Character Precinct Brochures with Preferred Character Statements and Design Guidelines to provide guidance and support for future residential development and assessments.
- Investigate two identified precincts for potential additional controls:
 - Precinct Garden Suburban 16 (GS16), which requires detailed survey and analysis to determine its suitability for Neighbourhood Character or Heritage Overlay controls; and
 - Precinct Bush Suburban 9 (BS9), which includes several areas that may be suitable for further Significant Landscape Overlay controls.
- Investigate other precincts for potential additional controls, utilising the Neighbourhood Character Overlay, Heritage Overlay and Significant Landscape Overlay, as appropriate.
- Prepare and adopt design guidelines for identified opportunity sites to ensure their redevelopment positively contributes to their surrounding context, provides high quality and innovative building design and facilitates high levels of residential amenity for new and adjoining residents.
- Encourage and promote examples of housing design that enable future adaptation or modify existing dwellings to meet changing needs with minimal current or future expense.
- Promote the use of the *Liveable Housing Design Guidelines* to new home owners and developers.

21.06-7

Non-Residential Uses

xx/xx/xxxx
Cxx

Key Issues

- Ensuring non-residential uses are designed in a way that integrates these uses and their built form into their residential environments and that there is no detriment to the community or the surrounding residential amenity.
- Ensuring that residential activity in non-residential areas is mindful of a lower expectation of amenity protection than in a residential area.

Objectives

- To ensure buildings for non-residential uses are designed to integrate with and respect the surrounding neighbourhood character.
- To ensure that non-residential uses do not cause detriment to the community or the amenity of the surrounding residential area.
- To ensure residential development in areas where non-residential activity is encouraged are designed to ameliorate the potential impact of non-residential activity in the vicinity.

Strategies

- Implement policy to direct non-residential uses to appropriate locations, and provide parameters for the operation.
- Apply the Neighbourhood Character Precinct Brochures with Preferred Character Statements and Design Guidelines to provide guidance for future non-residential development in residential areas and assessments.

21.06-8 Policy and the exercise of discretion

xx/xx/xxxx
Cxx

It is policy to:

- Ensure that all development applications comply with the Residential Development Policy at Clause 22.03.
- Ensure that all development applications are assessed in accordance with the Residential Development Policy at Clause 22.03.
- Ensure that all non residential use and development applications within a residential zone comply with the Non-Residential Uses in Residential Areas Policy at Clause 22.05.
- Require that landscape buffers between commercial parking areas and abutting residential properties be of suitable size and dimensions to provide for a range of screening vegetation and upper canopy trees.
- Ensure that all new applications for gaming machines or gaming venues comply with the Gaming Policy at Clause 22.18.
- Use local planning policy to manage student accommodation in accordance with the Student Accommodation Policy at Clause 22.14.

21.06-7 Reference documents

xx/xx/xxxx
Cxxx

Guidelines for Areas of Special Significance and Beauty.
Box Hill Transit City Activity Centre Structure Plan June 2007
KLM, Neighbourhood Character Study Review Of Areas 14 and 16, February 2004
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Liveable Housing Design Guidelines

HOUSING FRAMEWORK PLAN

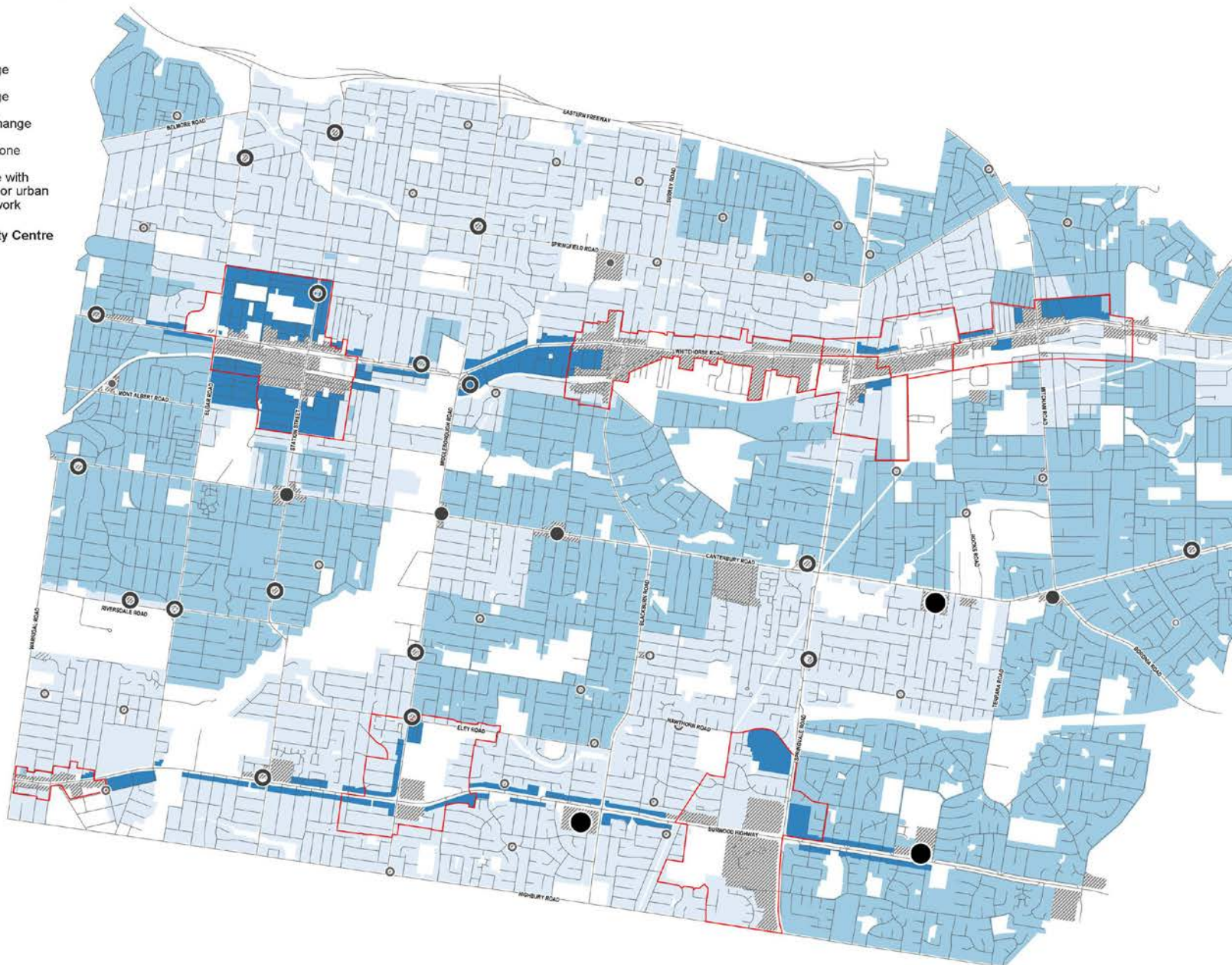
LEGEND

Change Area

- Limited Change
- Natural Change
- Substantial Change
- Commercial Zone
- Activity Centre with structure plan or urban design framework

Neighbourhood Activity Centre

- Category 1A
- Category 1B
- Category 2A
- Category 2B
- Category 3



22.03 RESIDENTIAL DEVELOPMENT

xx/xx/xxxx
Cxx

This policy applies to all applications for development within the Neighbourhood Residential, General Residential, Residential Growth, Mixed Use and Priority Development Zones. Development of land in these zones will need to demonstrate consistency with the attached Neighbourhood Character Precincts map (Map 1).

Clauses 54 and 55 of the Whitehorse Planning Scheme require a neighbourhood character and site description to be provided with many residential applications. Clause 56.02-1 also requires that subdivision layouts must respect the existing neighbourhood character or achieve a preferred neighbourhood character. Clauses 54.02-1, 55.02-1 and 56.02-1 all require residential development to be provided in accordance with any local policy. This policy will be used to supplement the neighbourhood character and residential policy requirements of Clauses 54, 55 and 56.

22.03-1 Policy basis

xx/xx/xxxx
Cxxxx

The importance of residential development within the City of Whitehorse is set out in the Municipal Strategic Statement (MSS).

This policy:

- Builds on the MSS objectives in Clause 21.06 Housing relating to maintaining and enhancing the character of the City's residential areas.
- Ensures that residential development within the City of Whitehorse is consistent with the three categories of housing change and the housing objectives of Clause 21.06 Housing.
- Specifies the preferred built form, landscape and neighbourhood character sought by Council and the community for each of the Character Precincts within the City of Whitehorse.
- Builds on the MSS objectives in Clause 21.05 Environment relating to ensuring that development is of high quality and compatible with the character and appearance of the area and providing adequate open space and landscaping for new development.

22.03-2 Objectives

xx/xx/xxxx
Cxx

- To ensure that residential development within the City of Whitehorse is consistent with the built form envisaged for the three categories of housing change, those being limited, natural and substantial change.
- To ensure development contributes to the preferred neighbourhood character where specified.
- To provide certainty to the community about the areas targeted for and protected from increased development.
- To ensure that new development minimises the loss of trees and vegetation.
- To ensure that new development does not detract from the natural environment and ecological systems.
- To ensure that new development provides adequate vegetation and gardens consistent with the preferred neighbourhood character.
- To recognise the potential for change as a result of new social and economic conditions, changing housing preferences and State and local planning policies.
- To accommodate the population increases in the municipality in the areas identified as being able to sustain higher density based on environmental and infrastructure considerations.
- To recognise that areas of substantial and natural change will make a significant contribution to increases in housing stock.
- To facilitate development in areas of substantial change.

- To limit dwelling densities in the limited change areas identified as having either character, heritage, environmental or infrastructure constraints.

22.03-3

xx/xx/xxxx
Cxx

Policy

It is policy that:

- Council will assess new applications for dwellings and subdivisions against the relevant objectives and strategies for the three categories of housing change, as identified in Clause 21.06 Housing and detailed below in Clause 22.03-4.
- Council will ensure that the Preferred Character Statements specified in Clause 22.03-5 and relevant precinct guidelines within the *Whitehorse Neighbourhood Character Study 2014* will be applied to all applications for dwellings and subdivisions in the specified Character Area, Institutional or other large strategic development sites.

22.03-4

xx/xx/xxxx
Cxx

Categories of Housing Change

Strategies for Limited Change Areas

- Ensure residential development is of a scale, form and character that is consistent with the surrounding area, and will predominantly comprise:
 - Detached dwellings
 - Semi-detached dwellings
- Locate new development in the form of flats and apartments in Substantial Change Areas only.
- Provide some diversity of dwelling sizes and tenures, including affordable housing, where feasible.
- Ensure the scale and appearance of new housing respects the appearance of surrounding development and the environmental, heritage and neighbourhood character values of the area.
- Encourage the retention of older dwellings in areas where these buildings dominate, and limit new development to two dwellings per lot.

Strategies for Natural Change Areas

- Encourage low and medium density housing in the following forms:
 - Detached houses
 - Semi-detached dwellings, townhouses, row or terrace houses
 - Units or townhouses
- Locate new development in the form of flats and apartments in Substantial Change Areas only.
- Support new medium density developments in Natural Change Areas that:
 - contribute to the preferred neighbourhood character for the location.
 - provide a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.
- Provide a range of dwelling types, sizes and tenures, including affordable housing, in larger developments.
- Locate medium density housing, in the form of townhouses or units, close to transport, activity centres and community infrastructure.
- Ensure that the siting and design of new dwellings is respectful of surrounding development.
- Ensure buildings interfacing sensitive areas and uses in natural change areas are of a scale and massing appropriate to the character and scale of their context
- Consider the retention of older dwellings in areas where these buildings dominate.

Strategies for Substantial Change Areas

- Encourage the following forms of housing in Substantial Change areas:
 - Townhouses
 - Units
 - Flats and apartments
- Shop-top dwellings and low scale apartment developments in activity centres:
 - Are encouraged at locations within key Neighbourhood Activity Centres identified in Schedule 4 to the Design and Development Overlay and in designated areas abutting the Principal Public Transport Network and main roads
 - Should provide a sensitive and appropriate interface to adjoining streetscapes, buildings and residential areas
- Provide a range of dwelling types, sizes and tenures, including affordable housing, in larger developments
- Ensure buildings interfacing sensitive areas and uses have a scale and massing appropriate to the character and scale of their context
- Create a new, higher density urban character in areas located away from sensitive interfaces
- Prioritise works to improve the appearance, function and safety of the public realm in locations subject to the greatest increase in residential density
- In new street layout, add to and extend the pattern of surrounding streets, and provide convenient, safe and frequent pedestrian connections into surrounding areas
- Ensure streets and other spaces are designed and managed as public spaces with unconstrained access, with high quality and durable finishes
- Ensure new development provides space for planting, communal spaces and rooftop gardens to improve the amenity and liveability of dwellings
- Ensure adequate infrastructure is in place to support substantial change areas.

22.03-5

xx/xx/xxxx
Cxx

Preferred Character Statements

Bush Environment

The streetscapes will be dominated by vegetation with subservient buildings frequently hidden from view behind vegetation and tall trees. The buildings will nestle into the topography of the landscape and be surrounded by bush-like native and indigenous gardens, including large indigenous trees in the private and public domains.

Buildings and hard surfaces will occupy a very low proportion of the site. They will be sited to reflect the prevailing front, rear and side setbacks. The larger rear setbacks will accommodate substantial vegetation including large canopy trees. The bushy environs are complemented by street trees and a lack of front fencing. Properties abutting and close to creeks and lake environs will contain more indigenous trees and shrubs that act in part as wildlife corridors.

This precinct is identified for the lowest scale of intended residential growth in Whitehorse (Limited Change area) and the preservation of its significant landscape character and environmental integrity is the highest priority.

Bush Suburban 1

Dwellings will be dominated by the vegetated surrounds and sit within the landscape. While often visible from the street, buildings will not dominate the streetscape or penetrate the predominant tree canopy height and will fit within the contours of the site. The established pattern of front and side setbacks will be maintained, allowing sufficient space for retention, planting and growth of trees. All redeveloped properties within the area will contribute to the bushy landscape character of the public realm, incorporating large native /

indigenous canopy trees and vegetation. The vegetated character of the streetscape will be complemented by the absence of front fencing, or low open style front fences, allowing views into private gardens.

Bush Suburban 2

The area will retain its classic bush suburban characteristics of low scale, pitched-roof dwellings set in spacious garden settings. The defined pattern of regular front setbacks and side setbacks from at least one side boundary will be maintained, allowing sufficient space for planting and growth of new vegetation. New buildings and additions will appear regular from the street and will be setback at upper levels to allow views between dwellings.

Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens. The landscape character of the area will be enhanced through the planting and growth of new vegetation, including large shrubs and tall canopy trees.

Areas with good access to train stations will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

Bush Suburban 3

The low scale, pitched roof dwellings will sit within established garden settings that contain substantial vegetation including native and exotic canopy trees. The dominance of remnant indigenous eucalypts is retained and enhanced.

Properties abutting or situated close to Gardiners Creek, the Blackburn Creeklands and Wurrundjeri Walk, or with interface to Bush Environment areas will contain substantial vegetation, and development will be sited so that the overall visibility of buildings is minimised when viewed from the open space corridors.

New buildings will occasionally be built to one side boundary, however the rhythm of dwelling spacing appears regular from the street. In areas where timber predominates, new buildings utilise complementary materials. The impression of the streetscape will be of informality and openness due to a frequent lack of front fencing or low, unobtrusive fences, and the landscaped setting.

The landscape character of the area will be enhanced through the planting and growth of new vegetation, including large shrubs and tall canopy trees.

Bush Suburban 4

The dwellings will sit within established bushy garden settings, comprising large canopy trees and extensive native planting. The buildings are often partially hidden by vegetation and, while evident in the streetscape vista, do not dominate the streetscape. Large native and some exotic trees on public and private land provide a backdrop of vegetation, visible between and behind dwellings. Front fences are either not provided or are low, contributing to an informal and vegetation fringed streetscape. Properties abutting and close to the parklands (Heatherdale Reserve, Simpson Park and Melbourne Water pipe reserve) will contain more trees that complement the park landscape and contribute to the overall tree canopy.

Areas around Mitcham station and the MegaMile Activity Centre will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

Bush Suburban 5

Modest, low scale dwellings sit within well-established garden settings, including substantial native shrubs and tall canopy trees. Generous sized front and side setbacks will be maintained, allowing sufficient space for the continued planting and growth of new vegetation. The spaciousness of the area will be further complemented by the absence of

front fencing, or low open style front fences, allowing views into front gardens. Properties abutting and close to parklands and the Koonung Creek Trail will reflect and contribute to the landscape character of the creek corridor, incorporating large canopy trees and native vegetation. Street trees further contribute to the vegetation dominated character of the area.

Bush Suburban 6

The mixed, low scale dwelling styles will be set within established, largely exotic garden settings. Generous front, side and rear setbacks will provide space for large trees and shrubs that dominate the streetscape and provide a backdrop to most properties. While occasionally visible from the street, new buildings will sit well below the tree canopy height and will be setback at upper levels. The large street trees will continue to provide an important contribution to the vegetation dominated streetscapes.

Bush Suburban 7

The modest dwellings will sit within established bushy garden settings that contain substantial vegetation, including large trees. Buildings will continue to be partially hidden behind vegetation, and adhere to the regular setback patterns of the street. The streetscape will retain an informal character due to the lack of front fencing and dominant landscape surroundings. The tall, native eucalypts in streets and private gardens will continue to provide a significant contribution to the tree canopy across the precinct. Properties abutting and close to the Dandenong Creek parklands will contain more trees that complement the creek-side landscape.

The low scale dwellings will sit within spacious and informally landscaped grounds that contain substantial vegetation including large trees. Dwellings will be partially visible from the road and be setback large distances from all boundaries. In Terrara Road, gardens may incorporate large grassy expanses. Materials and finishes will be subdued, blending with the surrounding environment. The Bellbird Dell Reserve forms the core of the area and vegetation will appear to flow from the Reserve through the streetscapes, which is further enhanced by a lack of front fences and wide, grassy nature strips.

Bush Suburban 9

The bushy landscape character afforded by substantial native shrubs and tall canopy trees will remain a key characteristic of the area. Modest dwellings will continue to be partially hidden behind vegetation, and adhere to the regular setback patterns of the street. Buildings will be absorbed into the vegetation-dominated landscape and reflect the topography by being designed to step down the site and follow the contours.

The streetscape will retain an informal character due to the lack of front fencing and dominant landscape surroundings. The tall, native eucalypts in streets and private gardens will continue to provide a significant contribution to the tree canopy across the precinct. Properties abutting and close to the Dandenong Creek corridor will contribute to the bushy landscape character of the public realm, incorporating large canopy trees and native vegetation.

The openness of the streetscape will be enhanced by the absence of front fencing, or low open style front fences, allowing views into private gardens.

The areas within this Precinct will be investigated for possible inclusion in the Bush Environment character type.

Garden Suburban 1

The simple, moderately scaled dwellings, including many from the Interwar era, will sit within low-set, spacious gardens and are clearly visible from the street through open frontages. The formal character of the area will be enhanced by garden settings with tall trees, lawns, garden beds and shrubs. A sense of spaciousness will be established and enhanced with consistent front and side setbacks, and low or open style front fences.

Buildings will be occasionally built to the side boundary, but appear to have side setbacks with space for planting. Buildings close to Gardiner's Creek will be sited so that the overall visibility of the development is minimised when viewed from the creek corridor, which will enhance the natural, bushy settings. Vegetation from private gardens will enhance the existing landscape character of the creek corridor, incorporating large native / indigenous canopy trees.

Areas within the Structure Plan areas of Burwood Village and nearby (Substantial Change) will undergo change to accommodate new medium density dwellings with more compact siting, while retaining space for landscaping including trees.

Areas with good access to trams will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

Garden Suburban 2

The combination of heritage and quality older style dwellings and well designed contemporary buildings set within large gardens will continue to form the key characteristics of this area. New dwellings will be sited in generous gardens to reflect the spacious qualities and the dominance of planting in the streetscape. Buildings or extensions will respect neighbouring properties from earlier periods, in scale and siting.

The vegetated character of the area will be maintained by retaining consistent front setbacks that allow for trees and shrubs. Buildings will be setback from side boundaries to provide a visual separation reflecting the typical rhythm of the streetscapes. Low or open style front fences will allow private gardens to contribute to the leafy character of the area.

Areas with good access to trams and train stations will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with the continued incorporation of trees and gardens, and high quality, responsive design.

Garden Suburban 3

The area will retain its classic garden dominated characteristics with low scale dwellings set in generous garden settings. Wide front and side setbacks from at least one side boundary allow views between dwellings, and low or open style front fences will continue to contribute to the spacious character of the area. The landscape settings will be enhanced through the planting and growth of new vegetation, including large shrubs and tall canopy trees.

Properties abutting or situated close to Gardiner's Creek will contain substantial vegetation, and development will be sited so that the overall visibility of buildings is minimised when viewed from the creek corridor.

Areas with good access to trams and Wattle Park shopping centre will accommodate more dwellings, including well designed medium density housing, with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

Garden Suburban 4

The area will retain its classic garden suburban characteristics of modest, pitched roof dwellings in formal garden settings. The defined pattern of regular front setbacks and side setbacks from both side boundaries will be maintained, allowing sufficient space for planting and growth of new vegetation. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens.

Properties abutting or situated close to Gardiner's Creek will contain substantial vegetation, and development will be sited so that the overall visibility of buildings is minimised when viewed from the creek corridor.

In areas along the tram corridor on Burwood Highway (Substantial Change) infill development including medium density housing and apartment developments will be common, however new buildings and additions will be setback at upper levels to minimise dominance in the streetscape and impact on nearby standard residential areas.

Areas with good access to trams and shops will accommodate more dwellings, including well designed medium density housing, with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

Garden Suburban 5

The modest, pitched roof dwellings will sit within well-established garden settings and will not dominate the streetscape due to consistent siting patterns and substantial planting of canopy trees. The rhythm of dwelling separation will appear regular from the street, even with buildings occasionally built to one side boundary. The streets will have a spacious and leafy feel, which is complemented by tall trees in the public and private realm, visible front lawn areas due to the frequent lack of or low front fencing and grass nature strips.

In areas adjacent to the tram corridor along Burwood Highway (Substantial Change) and the areas designated Substantial Change within the Burwood Heights adopted structure plan and within the Tally Ho Major Activity Centre adopted urban design framework, infill development including medium density housing and apartment developments will be common. New buildings and additions however, will be setback at upper levels to minimise dominance in the streetscape and impact on nearby standard residential areas.

Areas with good access to trams and shops will accommodate more dwellings, including well designed medium density housing, with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

Garden Suburban 6

The modest, pitched roof dwellings will sit within well-established garden settings and will not dominate the streetscape due to consistent siting patterns and substantial planting. The rhythm of dwelling separation will appear regular from the street, even with buildings occasionally built to one side boundary. The streets will have a spacious and leafy feel, which is complemented by tall trees in the public and private realm, visible front lawn areas due to the frequent lack of or low front fencing and grass nature strips.

Garden Suburban 7

The contemporary dwellings will sit within larger lots, comprising spacious, established gardens containing substantial vegetation and trees. Buildings will be setback from side boundaries sufficient to provide vegetation and while occasionally built to one side boundary, appear to have side setbacks when viewed from the street. The streetscape will retain an informal character due to nonexistent or low and unobtrusive front fencing and well-landscaped settings.

Buildings close to Dandenong Creek environs will be sited so that the overall visibility of the development is minimised when viewed from the creek corridor, which will enhance the natural, bushy settings. Vegetation from private gardens will enhance the existing landscape character of the creek corridor, incorporating large native / indigenous canopy trees.

Areas within close proximity to trams along Burwood Highway will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

Sites fronting the Burwood Highway tram route, or indicated as significant change areas within current adopted structure plans or urban design frameworks (Substantial Change areas) will undergo change to accommodate new medium density dwellings with more compact siting, while retaining space for landscaping including trees.

Garden Suburban 8

A variety of well articulated dwelling styles will sit within open garden settings incorporating a mixture of native and exotic vegetation and large trees. The established pattern of front and side setbacks will be maintained, allowing sufficient space for planting

and growth of new vegetation. Infill development will be common, however new buildings and additions will be setback at upper levels to minimise dominance in the streetscape.

Properties abutting and close to the Koonung Creek, Bushy Creek and Gawler Chain parklands will contribute to the bushy landscape character of the public realm, incorporating large native / indigenous canopy trees and native / indigenous vegetation. The openness and informality of the streetscape will be further enhanced by low open style front fences that allow for views into front gardens.

Garden Suburban 9

The area will retain its classic garden suburban characteristics of low set, pitched roof dwellings set in spacious garden settings, with a backdrop of large native and exotic trees. The established pattern of regular front and side setbacks from both side boundaries will be maintained, allowing sufficient space for planting and growth of new vegetation.

Infill development including unit developments will be common, however new buildings and additions will be setback at upper levels to minimise dominance in the streetscape. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens and lawn areas.

Buildings close to Koonung Creek and Bushy Creek parklands will be sited so that the overall visibility of the development is minimised when viewed from these areas, which will enhance their natural, bushy settings. Vegetation from private gardens will enhance the existing landscape character of the creek corridor or parklands, incorporating large native / indigenous canopy trees.

Garden Suburban 10

A variety of well articulated dwelling styles will sit within open garden settings incorporating a mixture of native and exotic vegetation and large trees. Infill development will be common, however new buildings and additions will be setback at upper levels to minimise dominance in the streetscape. The consistent front setbacks and spacing between dwellings will be retained, with buildings setback or appearing to be setback from both side boundaries. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens.

The Limited Change areas / sites are subject to additional controls under the Heritage and Neighbourhood Character Overlays.

Garden Suburban 11

A variety of well articulated dwelling styles will sit within compact garden settings. Infill development will be common, however new buildings and additions will be setback at upper levels to minimise dominance in the streetscape. The consistent front setbacks and spacing between dwellings will be retained, with buildings setback or appearing to be setback from at least one side boundary. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens.

Garden Suburban 12

The area will retain its classic garden suburban characteristics of low set, pitched roof dwellings set in spacious garden settings, with a backdrop of large native and exotic trees. The established pattern of regular front and side setbacks from both side boundaries will be maintained, allowing sufficient space for planting and growth of new vegetation. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens and lawn areas.

Garden Suburban 13

The area will retain its classic garden suburban characteristics of low set, pitched roof dwellings set in spacious garden settings, with a backdrop of large native and exotic trees.

The established pattern of regular front and side setbacks from both side boundaries will be maintained, allowing sufficient space for planting and growth of new vegetation.

Infill development including unit developments will be common, however new buildings and additions will be setback at upper levels to minimise dominance in the streetscape. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens and lawn areas.

Buildings close to Cootamundra Walk will be sited so that the overall visibility of the development is minimised when viewed from the open space, which will enhance the natural, bushy settings. Vegetation from private gardens will enhance the existing landscape character of the corridor, incorporating large native / indigenous canopy trees.

Areas within the Blackburn / Megamile West Urban Design Framework and nearby (Substantial Change) will undergo change to accommodate new medium density dwellings with more compact siting, while retaining space for landscaping including trees.

Areas with good access to the train stations at Laburnum and Blackburn (Substantial Change) will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

Some of this precinct is contained within the Blackburn Neighbourhood Activity Centre, and the Nunawading/Megamile Major Activity Centre.

Garden Suburban 14

The area will retain its classic garden suburban characteristics of dwellings in garden settings, located along tree-lined streets.

As contemporary infill development, including medium density and low scale apartments buildings, becomes more common, new buildings and additions will be setback at upper levels to minimise dominance in the streetscape and maintain the existing rhythm of front and side setbacks from one side boundary. They will also allow sufficient space for the planting and growth of new vegetation, including trees. Low or open style front fences will contribute to a sense of openness along the streetscape, allowing for views into private gardens.

Areas in proximity to train stations will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

This precinct is partly contained within the Nunawading Megamile Major Activity Centre, and the Mitcham Neighbourhood Activity Centre.

Garden Suburban 15

The dwellings will be set within established, exotic and native garden settings. The continued use of low open front fencing, will maintain a sense of lightness in the streetscapes.

New buildings and additions will provide innovative or contemporary design responses to the traditional low scale dwelling forms. Buildings will not dominate the streetscape, with trees and vegetation that appears to wrap around dwellings creating a green leafy garden setting. The large street trees will continue to provide an important contribution to the vegetation dominated streetscapes.

This precinct is within the boundaries of the Mitcham Neighbourhood Activity Centre and the Nunawading / Megamile Major Activity Centre, and is identified as a Substantial Change area.

Garden Suburban 16

The combination of heritage, older style dwellings and well designed contemporary buildings set within gardens will continue to form the key characteristics of this area. New dwellings will be sited to reflect the spacious qualities and the dominance of gardens in the streetscape. Dwelling design will respond to the characteristics of the older dwellings

including heavily articulated forms, 1-2 storey scale, pitched roofs and front and side setbacks that allow for planting, without replicating earlier styles. Low or open style front fences will allow private gardens to contribute to the leafy character of the area.

This area will undergo further investigation to determine whether additional Neighbourhood Character or Heritage Overlay controls are warranted.

22.03-6 Nominated large sites

DD/MM/YYYY
Y Proposed
C160

A number of large sites have also been identified including 1 Lake Road, Blackburn, 131-173 Central Road, Nunawading, 57-67 Central Road, Blackburn and 15 Virgillia Street, Blackburn North. Other large sites may be identified in the future.

22.03-6.1 Desired future character

21/08/2008
C95

The properties at 1 Lake Road, Blackburn, 131-173 Central Road, Nunawading and 57-67 Central Road, Blackburn are located within the Blackburn Lake environs. Each site is presently used for institutional purposes including aged care accommodation and education facilities. While these uses must be supported for their contribution to the community, these sites also have the possibility to make a significant contribution to the future residential housing stock.

Each site makes a contribution to the special character of the Blackburn Lake Surrounds because of its location and landscape qualities. The landscape significance of the Blackburn Lake Surrounds is attributed to the quality of the environment, which includes vegetation notable for its height, density, maturity and high proportion of indigenous trees, which it is sought to retain and enhance.

The property at 15 Virgillia Street Blackburn North is a remaining large residential site with botanical significance and plays an important role in contributing to the biodiversity of the Blackburn North area.

The preferred future character is to provide for the development of these sites for residential and institutional purposes through a site layout and built form, which is subservient to the landscape character. In considering any permit application for development, including subdivision, consideration should be given to the Statement of nature and key elements of the landscape and the objectives of the Significant Landscape Overlay – Schedule 5 that applies to these sites and the Statement of Environmental Significance and environmental objectives of the Environmental Significance Overlay – Schedule 1 for the property at 131-173 Central Road, Nunawading and Schedule 2 for the property at 15 Virgillia Street Blackburn North.

22.03-7 Subdivision

23/11/2006
C50(Part 2)

In considering the merits of a subdivision application, the following key principles should also be also considered:

- Buildings should be sited on the lot to protect substantial trees and vegetation to be retained.
- Encourage development, which responds to the preferred neighbourhood character as detailed in this policy.
- Encourage a diversity of lot sizes and types having regard to the subdivision layout of the neighbourhood.
- Ensure that off-street vehicle parking provision and design complies with relevant standards.
- Encourage energy efficient outcomes within subdivisions.
- Ensure that the landscape design and retention of vegetation of a future subdivision achieves the design objectives and design responses as detailed in this policy.
- The need for an Agreement under Section 173 of the *Planning and Environment Act* relating to the future development of the land.

22.03-8 Application requirements

23/11/2006
C50(Part 2)

Applicants for two or more dwellings on a lot or subdivision of a lot must provide a report explaining how the proposal satisfies Clause 55.02-2 or Clause 56.02-2 including a justification based on the growth area category within which the site is located.

22.03-9 Policy references

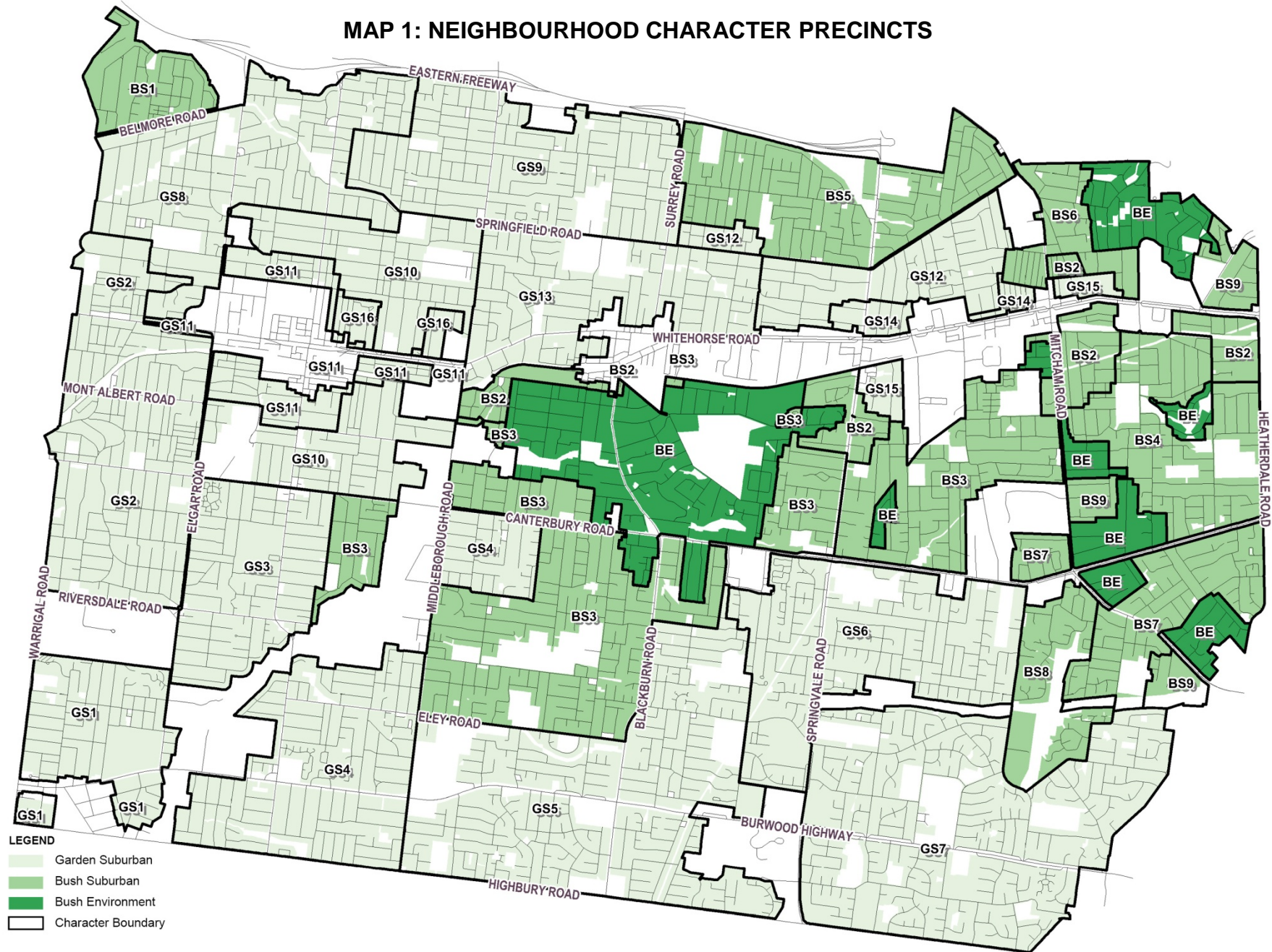
xx/xx/xxxx
Cxx

Whitehorse Housing Strategy 2014

Whitehorse Neighbourhood Character Study 2014

Whitehorse Neighbourhood Activity Centre Urban Design Guidelines 2014

MAP 1: NEIGHBOURHOOD CHARACTER PRECINCTS



22.04 TREE CONSERVATION

~~Xx/xx/xxxx~~
~~CxxDD/MM/YY~~
~~YY~~

This policy applies to all land.

22.04-1 Policy basis

~~17/08/2006—C50~~
~~(Part~~
~~1)DD/MM/YYYY~~

The importance of tree conservation in the City of Whitehorse is set out in the Municipal Strategic Statement.

Clause 21.05 *Environment* identifies trees as being an integral aspect of the character of Whitehorse, particularly many of its residential areas.

Clause 21.06 *Housing* outlines how vegetation has been identified as being the most significant determinant of neighbourhood character. Trees in particular play a crucial role in this regard.

The retention of existing trees and the provision of sufficient space for regeneration are therefore key strategies to preserve and enhance the amenity of the City.

22.04-2 Objectives

17/08/2006
 C50 (Part 1)

- To assist in the management of the City’s tree canopy by ensuring that new development minimises the loss of significant trees.
- To ensure that new development does not detract from the natural environment and ecological systems.
- To identify techniques to assist in the successful co-existence of trees and new buildings or works.
- To promote the regeneration of tall trees through the provision of adequate open space and landscaping areas in new development.

22.04-3 Policy

30/09/2010
 C83

It is policy that:

Tree retention

- All trees that are sound in health, reasonable in structure, of an appropriate species, and are in a location that can be reasonably designed around be retained.
- All trees that are significant for aesthetic, ecological, cultural or historic reasons, so that they are important beyond the immediate surrounds of the site, be retained.
- Trees that have been identified by Council or a suitably qualified arborist as being dangerous, or identified by Council as an environmental weed, be removed.
- Applicants provide a report from a suitably qualified arborist to:
 - Justify the removal of healthy trees.
 - Outline the measures to be taken, particularly during the construction phase, to ensure the long-term preservation of trees on the development site.

Buildings and works near existing trees

- Appropriate minimum separation distances between any tree to be retained and proposed buildings and works be provided and maintained to ensure that an adequate proportion of the root system is protected from disturbance, and that adequate oxygen and nutrients are available for the tree to survive in the long term.

Note: Greater than usual separation distances may be required depending on the size and species of tree, and the nature and extent of the building or works proposed, and in the

areas included in a Significant Landscape Overlay or Vegetation Protection Overlay due to the importance of retaining trees in this area and the predominance of very tall, native trees which are more sensitive to disturbance.

Techniques for successful tree retention

- Site responsive designs for buildings, hard surfacing and other such works be encouraged to minimise potential damage to trees and their root systems, particularly where separation distances are at a minimum and the size and species of a tree requires additional steps to be taken to ensure its long-term health.

Tree regeneration

- New upper canopy trees be planted and significant trees that are unable to be retained be replaced to ensure that the treed canopy of the City is maintained in the long term.
- New trees have sufficient space and separation from buildings and impervious surfaces to successfully obtain their optimum height and avoid any damage to property in the future.
- New trees be situated in an open area that is free of buildings and impervious surfaces, and of other tree canopies, to minimise competition and facilitate normal growth.
- Juvenile trees be used for replanting, as opposed to advanced species, as they are better able to adapt to their surroundings and develop a strong, healthy root system.

22.04-4 Performance standards

30/09/2018
C83DD/MM/YY
YY
Proposed C160

The following performance standards are considered to satisfy the policy objectives and statements outlined above:

Tree retention

- Trees retained except if:
 - The tree is in a location which in the opinion of the responsible authority makes it impractical to be retained.
 - The structure of the tree is unsound due to any of the following:
 - Major limbs either dead or dying.
 - Major fungal or insect damage.
 - Rot.
 - Termite attack.
 - Major forks low in the trunk.
 - Any other reason to the satisfaction of the responsible authority.
- The tree has not been identified as being significant for aesthetic, ecological, cultural or historic reasons.
- The species of the tree is unsuitable for the site due to any of the following:
 - It is, or will be, too big for the area where it is located.
 - It is a species known to drop limbs or block drains.
 - It is an environmental weed.
 - It is inappropriately located near power lines or other overhead services.
 - Any other reason to the satisfaction of the responsible authority.

Buildings and works near existing trees

- Except in the areas included in a Significant Landscape Overlay or Vegetation Protection Overlay, a minimum separation distance of 3 metres between the tree trunk and any building or works.
- In the areas included in a Significant Landscape Overlay or Vegetation Protection Overlay, a minimum separation distance of 4 metres between the tree trunk and any building or works.

Note: The separation distances specified above are minimum standards which may need to be increased depending on the size and species of tree, and the nature and extent of the building or works proposed.

Techniques for successful tree retention

- Application of the following techniques as part of a site responsive design, if relevant:
 - Sensitive footing systems (pier and beam or waffle slabs as opposed to the usual strip footings or slabs).
 - If a hard surface needs to be within 3 metres of the tree trunk, a surface which will allow the penetration of water, such as crushed rock.
 - If a driveway needs to be within 3 metres of the tree trunk, a driveway constructed on top of natural ground level so that no excavation occurs, and the introduction of filling is avoided.
 - Investigation of the installation of air and drainage vents if a significant proportion of the tree's roots may be affected by the introduction of hard surfacing.
 - Locating services such as drainage and cabling outside of the tree's root zone or a minimum of 3 metres from the tree trunk. If this cannot be achieved, services are to be thrust bored under the root system.
 - Avoidance of stripping topsoil from around the tree as most of a tree's absorbing roots are located in this area.
 - The erection of tree barriers a minimum of 3 metres from the tree trunk to avoid damage to the tree and minimise soil compaction and disturbance during construction.

Tree regeneration

- The site for a new tree:
 - Separated by a minimum distance of 3 metres from a building.
 - Except in the areas included in a Significant Landscape Overlay, situated in a minimum area of 35 m² of open ground with a minimum dimension of 5.4 metres that is free of buildings and impervious surfaces and of other tree canopies, to minimise competition and facilitate normal growth.
 - In the areas included in a Significant Landscape Overlay, situated in a minimum area of 50 m² of open ground with a minimum dimension of 5.4 metres that is free of buildings and impervious surfaces and of other tree canopies, to minimise competition and facilitate normal growth.
 - Is not within land encumbered by an easement.
- Juvenile trees used for replanting.

22.04-5

Application requirements

17/08/2006
C50 (Part 1)

Applicants for all proposals must provide a report from a suitably qualified arborist to:

- Assess the health of the trees and justify the removal of healthy trees.

- Outline the measures to be taken, particularly during the construction phase, to ensure the long-term preservation of trees on the development site.

22.04-6 Policy references

~~xxxxxxx~~
~~CxxDD/MM/YYYY~~
Proposed C160

Walker Estate Special Character Area, Urban Character Area, May 1999
City of Whitehorse Streetscape Policy & Strategy, January 2002
KLM City of Whitehorse, Neighbourhood Character Study Review of areas 14 and 16, February 2004
City of Whitehorse- Statements of Tree Significance-2005
Significant Tree Study, City of Whitehorse (Tree Dimensions, September 2006)
Review of Three Precincts in Character Areas 16 & 18, May 2008
Neighbourhood Character Study, 2014

22.06 ACTIVITY CENTRES

Xx/xx/xxx
x
Cxxx

This policy applies to all Activity Centres. The structure planning and/or urban design framework processes are used to provide more detailed guidance on land use, built form and neighbourhood character expectations for larger activity centres, and to include stakeholders and the community in the planning process.

22.06-1 Policy basis

Xx/xx/xxx
Cxxx

The metropolitan planning strategy *Plan Melbourne* places emphasis on the need to support a network of activity centres. The development of Metropolitan Activity Centres is to be supported to serve their sub-regional catchment, Major Activity Centres are to be recognised for their role in providing services, employment and housing, and Neighbourhood Activity Centres support the concept of ‘20-minute neighbourhoods’ which enable good local access to a range of services and facilities.

Within the City of Whitehorse, Box Hill is nominated as a Metropolitan Activity Centre. Planning objectives for the Box Hill Central Activities Area are addressed through Clause 22.07 of the Whitehorse Planning Scheme.

Major Activity Centres in the City of Whitehorse are Forest Hill, Nunawading/MegaMile, Burwood Heights and Burwood East–Tally Ho. One of the City’s main retail strengths is the Whitehorse Road MegaMile strip which Council wishes to consolidate through appropriate land use and development.

There are 60 Neighbourhood Activity Centres within the municipality. These make an important contribution to local service provision, vibrant local economies and provide opportunities for a greater diversity of housing choices.

Each of the City’s activity centres makes a significant contribution to the City’s economy and plays a role in meeting the needs of the community. Clause 21.07 Economic Development outlines Council’s aim to assist activity centres in responding to changing trends and demands, whilst improving their amenity. It is essential that these centres provide for appropriate community services and facilities consistent with their role and scale and become a focus for social interaction. It is important to ensure that any new development assists Council’s aim to improve the amenity and visual appearance of each centre.

22.06-2 Objectives

Xx/xx/xxx
Cxxx

- To ensure that land use and development in activity centres reinforce, and are appropriate to, the role of the centre.
- To ensure that each centre responds to the needs of the community.
- To ensure that new retail floorspace reflects retail demand and considers the impact on the retail hierarchy and the planned role and function of other activity centres.
- To maintain and enhance the role of activity centres as a community focus.
- To improve the appearance and amenity of all activity centres.

22.06-3 Policy

Xx/xx/xxx
Cxxx

It is policy that:

Whitehorse Road MegaMile shopping strip

- Whitehorse Road, generally between Blackburn and Rooks Roads, be the primary location in the City for homemaker retailing, supplemented by a significant motor vehicle retailing sector.
- Development be of a high-quality design that enhances the streetscape.

- New use and development should have regard to the vision and principles of the *Nunawading/MegaMile Major Activity Centre and Mitcham Neighbourhood Activity Centre Structure Plan* (this policy statement does not apply after 31 January 2015).
- New use and development should have regard to the *Megamile (west) and Blackburn Activity Centres Urban Design Framework, July 2010*.

Forest Hill Chase

- Forest Hill Chase Shopping Centre continue as part of a Major Activity Centre primarily providing convenience and comparison retail facilities, a cinema complex and entertainment facilities.

Burwood Heights

- Burwood Heights includes a large vacant strategic development site. It offers a potential to be developed into an activity centre of a form envisaged by *Melbourne 2030*. A structure plan has been prepared to guide future development and improvement of Burwood Heights.

Neighbourhood centres

- Large neighbourhood centres continue to focus on providing convenience retailing with limited comparison retailing for the weekly shopping needs of the local community.
- Smaller neighbourhood centres continue to focus on providing limited convenience retailing.
- The redevelopment and renovation of existing buildings and shop fronts, and other works, be encouraged to improve the visual amenity and streetscape of these centres and respond to the character of the surrounding residential area.
- Office and residential uses be encouraged in appropriate centres where the retailing function is declining.
- Adjoining Neighbourhood Activity Centres provide a supporting role to the Whitehorse Road MegaMile Major Activity Centre.
- New use and development should have regard to the vision and principles of the *Nunawading/MegaMile Major Activity Centre and Mitcham Neighbourhood Activity Centre Structure Plan and Megamile (west) and Blackburn Activity Centres Urban Design Framework, July 2010*.

Expansion of Major Activity Centres and Neighbourhood Activity Centres

An Amendment to the Planning Scheme or change to a strategic framework plan approved under the Planning Scheme to facilitate expansion in shop floorspace above 3000m² leasable floor area in a Major Activity Centre or 2000m² leasable floor area in a Neighbourhood Activity Centre must be accompanied by a Retail Sustainability Assessment (RSA).

The Retail Sustainability Assessment must be prepared by a suitably qualified person and include the following:

- *The defined Main Trade Area (MTA), from which approximately 80% of anticipated expenditure will be sourced. This should comprise a Primary Trade Area (PTA) accounting for approximately 60% of expenditure, and a Secondary Trade Area (STA) accounting for approximately 20% of expenditure.*
- *Calculation of the total retail expenditure pool generated by the catchment and the retained expenditure that is expected 'pre' and 'post' development.*
- *Assessment of whether the volume of retail expenditure that is expected to be retained in the catchment 'post' development is consistent with the centre's position in the retail hierarchy.*

- *Why the expected retail turnover per m² has been chosen for a proposed retail format and compare it to State and National benchmarks. Variations in performance between the proposed retail tenancies and benchmark standards should be explained.*
- *Clear reporting on the market share that is expected for retail floorspace across key retail categories in the Primary and Secondary trade areas including food and 'non-food' retail floorspace.*
- *Clear indications of where additional trade is expected to be sourced.*
- *Expected trading impacts on existing and proposed centres for each stage of the development.*
- *Calculation of employment impacts and impacts on the unemployment rate in the region based on the volume of jobs the centre is expected to support.*

22.06-4 Decision guidelines

Xx/xx/xxxx
Cxxx

In assessing an application to amend the Planning Scheme or amend a strategic framework plan approved under the planning scheme the Responsible Authority will consider:

- The extent to which the use and development meets the objectives and requirements of this policy.
- The impact of new retail floorspace on the hierarchy and role of activity centres within the City of Whitehorse, and the findings of the Retail Sustainability Assessment if applicable.

22.06-5 Further strategic work

Xx/xx/xxxx
Cxxx

- Prepare Structure Plans for Specialised and Neighbourhood Activity Centres as required.
- Prepare Business Plans for Activity Centres.

22.06-6 Policy references

Xx/xx/xxxx
Cxxx

- Whitehorse Road Economic and Enterprise Development Strategy, 1996*
- Nunawading/MegaMile Major Activity Centre and Mitcham Neighbourhood Activity Centre Structure Plan, April 2008 (this policy reference does not apply after 31 January 2015)*
- Burwood Heights Activity Centre Structure Plan, June 2006*
- Burwood Village Neighbourhood Activity Centre, Looking Towards the Future, May 2008*
- MegaMile (west) and Blackburn Activity Centres Urban Design Framework, July 2010*
- City of Whitehorse Retail Strategy Review, October 2010*
- Neighbourhood Activity Centre Urban Design Guidelines, 2014*

Xx/xx/xxxx
Cxxx**SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO4**.

NEIGHBOURHOOD ACTIVITY CENTRES**1.0 Design objectives**Xx/xx/xxxx
Cxxx

To ensure new development is designed to facilitate a lively, attractive and safe local activity centre, and assist in improving its economic viability.

To ensure new development is designed to respond to the immediate site environs, reflect the role of the centre and enhance the character of the surrounding residential area.

To ensure new buildings incorporate design detail that provides a high quality and visually interesting interface with the streetscape (including internal streets within larger centres) and the surrounding residential area, addressing issues of amenity, functionality, adaptability and accessibility.

To ensure new buildings create a complementary interface to enhance the public realm.

To ensure new development is designed to minimise potential off-site impacts such as noise (including from services), overlooking, access to sunlight, and light spillage on adjoining residential properties.

2.0 Buildings and worksxx/xx/2014
Cxxx

Buildings and works must be developed in accordance with the following requirements:

Building heights

- Buildings and works should not exceed the preferred maximum building height specified in the table and maps to this schedule.
- An application to exceed the preferred maximum building height must demonstrate how the development will continue to achieve the Design Objectives and Built Form Outcomes of this schedule, and any local planning policy requirements.
- The preferred maximum building height excludes rooftop services which should be hidden from view from any adjoining public space or designed as architectural roof top features. Rooftop services includes but is not limited to plant rooms, air conditioning, lift overruns and roof mounted equipment.
- Where the property abuts a residentially zoned site, all measurements of height should be taken from the abutting residential property boundary.

Building setbacks

- Buildings and works should be in accordance with the preferred setbacks specified in the table and maps to this clause.
- Properties abutting a residential zone must provide transitional upper level setbacks at the residential interface to maintain the amenity of adjoining residential properties.
- Built form for non-residential uses at ground level should provide active frontages to streetscapes.
- Recessed upper levels are preferred to reduce the appearance of building bulk.

- An application to vary the preferred setbacks must demonstrate how the development will continue to achieve the Design Objectives and Built Form Outcomes of this schedule and any local planning policy requirements.

3.0

Table to Schedule 8

Xx/xx/xx
Cxxx

N'hood Activity Centre Category	Preferred maximum height	Preferred front (street) setbacks	Preferred rear setbacks	Preferred side setbacks	Built form outcome
1A	11m (3 storeys) 7.5m (2 storeys) on a boundary adjoining a residential zone.	0m Set back upper levels over 7.5m a minimum of 3m from the front boundary.	Where the rear of the lot abuts a residential property or street, set back buildings a minimum of 3 metres from the rear boundary. Where the rear of the lot abuts a laneway, setback buildings a minimum of 1 metre from the rear boundary. Set back upper levels over 7.5 metres a minimum of 5 metres from the rear ground level building footprint.	Where the side of the lot abuts a residential property, buildings over 7.5 metres should be set back 1 metre from that boundary.	Development respects the low scale built form character of the surrounding residential areas.
1B	14.5m (4 storeys) 7.5m (2 storeys) on a boundary adjoining a residential zone.	0m Set back upper levels over 7.5m a minimum of 3m from the front boundary.	Where the rear of the lot abuts a residential property or street, set back buildings a minimum of 3 metres from the rear boundary. Where the rear of the lot abuts a laneway, set back buildings a minimum of 1 metre from the rear boundary. Set back upper levels over 7.5m a minimum of 5m from the rear ground level building footprint.	Where the side of the lot abuts a residential property, buildings over 7.5 metres should be set back 1 metre from that boundary. Where the height exceeds 11 metres, the setback should be setback 3 metres from that boundary.	Development respects the low scale built form character of the surrounding residential areas.
2A	14.5m (4 storeys) 7.5m (2 storeys) on a boundary adjoining a residential zone.	0m Set back upper levels over 11m a minimum of 3m from the front boundary.	Where the rear of the lot abuts a residential property or street, set back buildings up to 7.5m in height a minimum of 3 metres from the rear boundary. Where the rear of the lot abuts a laneway, set back buildings up to 7.5m in height a minimum of 1 metre from the rear boundary. Set back upper levels over 7.5m a minimum of 5m from the rear boundary. Set back upper	Where the side of the lot abuts a residential property, buildings over 7.5 metres should be set back 1 metre from that boundary. Where the height exceeds 11 metres, the setback should be setback 3 metres from that boundary.	The scale of development provides an appropriate interface with the surrounding residential areas.

N'hood Activity Centre Category	Preferred maximum height	Preferred front (street) setbacks	Preferred rear setbacks	Preferred side setbacks	Built form outcome
			levels over 11m a minimum of 5m from the rear ground level building footprint.		
2B	18m (5 storeys) 7.5m (2 storeys) on a boundary adjoining a residential zone.	0m Set back upper levels over 11m a minimum of 3m from the front boundary.	Where the rear of the lot abuts a residential property or street, set back buildings up to 7.5m in height a minimum of 3 metres from the rear boundary. Where the rear of the lot abuts a laneway, no setback is required for buildings up to 7.5m in height. Set back upper levels over 7.5m a minimum of 5m from the rear boundary. Set back upper levels over 11m a minimum of 5m from the rear ground level building footprint.	Where the side of the lot abuts a residential property, buildings over 7.5 metres should be set back 1 metre from the ground floor building footprint. Where the height exceeds 11 metres, the setback should be setback 3 metres from the ground floor building footprint.	The scale of development provides an appropriate interface with the surrounding residential areas.
3	21.5m (6 storeys)	0m Set back upper levels over 14.5m a minimum of 3m from the front boundary.	Where the rear of the lot abuts a residential property or street, set back buildings a minimum of 5 metres from the side or rear boundary. The setback area should be heavily landscaped. Where the side or rear of the lot abuts a laneway, set back buildings a minimum of 3 metres from the side or rear boundary. The setback area should be heavily landscaped. Set back upper levels over 14.5m a minimum of 5m from the rear ground level building footprint.	Where the side of the lot abuts a residential property or street, set back buildings a minimum of 5 metres from the side boundary. The setback area should be heavily landscaped. Set back upper levels over 14.5m a minimum of 5m from the side ground level building footprint.	The scale of development provides an appropriate interface with the surrounding residential areas.

4.0

Subdivision

Xx/xx/xxxx
Cxxx

A permit is not required to subdivide land.

5.0

Decision guidelines

Xx/xx/xxxx
Cxxx

An application to exceed the preferred maximum building height and/or vary the preferred setbacks must demonstrate how the development will achieve the Design Objectives and

Built Form Outcomes of this schedule, and any local planning policy requirements. Other decision guidelines include:

- Achieving high or superior architectural quality;
- Achieving innovation with respect to environmental sustainability;
- Involving innovative approaches to heritage fabric;
- Achieving an equivalent or better design outcome;
- Minimising impacts on amenity;
- The design response to the site context including heights and setbacks on adjoining properties and existing neighbourhood character; and
- Achieving specific urban design outcomes such as vista retention, protection of the public realm from excessive shadowing, transition to other land, or achieving specific land use outcomes.

6.0 Reference Documents

Xx/xx/xxxx
Cxxx

Neighbourhood Activity Centre Urban Design Guidelines, 2014

Neighbourhood Activity Centres Category Map

NEIGHBOURHOOD ACTIVITY CENTRES (NACS)

- 1 MILNE ROAD & SEWELL STREET SHOPS
- 2 WOODHOUSE GROVE & ELGAR ROAD SHOPS
- 3 WOODHOUSE GROVE & STATION STREET SHOPS
- 4 SECOND AVENUE SHOPS
- 5 TRAWOOL STREET NEIGHBOURHOOD CENTRE
- 6 KERRIMUIR SHOPPING CENTRE
- 7 ARCADE ROAD SHOPS
- 8 THAMES & STATION STREET SHOPS
- 9 PENDLE STREET SHOPS
- 10 MONT ALBERT VILLAGE SHOPPING CENTRE
- 11 BOX HILL SOUTH SHOPPING CENTRE
- 12 CAROLINE CRESCENT & KATRINA STREET SHOPS
- 13 CHARLTON STREET & RAYMOND STREET SHOPS
- 14 DIANA DRIVE SHOPS
- 15 SPRINGFIELD & SURREY ROAD SHOPS
- 16 MIDDLEBOROUGH & WHITEHORSE ROAD SHOPS
- 17 LABURNUM VILLAGE SHOPPING CENTRE
- 18 MIDDLEBOROUGH & CANTERBURY ROAD SHOPS
- 19 BLACKBURN SOUTH SHOPPING CENTRE
- 20 INDRA ROAD AND BARATTA STREET SHOPS
- 21 VICKI STREET SHOPS
- 22 MITCHAM ROAD & ANDOVER AVENUE SHOPS
- 23 JUNCTION ROAD & CHARLES STREET SHOPS
- 24 MCKEON & QUARRY ROAD SHOPS
- 25 LINDSAY AVENUE SHOPS
- 26 MOUNTAIN VIEW ROAD SHOPS
- 27 DAMPIER GROVE SHOPS
- 28 MOUNT PLEASANT ROAD SHOPS
- 29 RANGEVIEW SHOPPING CENTRE
- 30 ROOKS ROAD & BEECH STREET SHOPS
- 31 VERMONT EAST SHOPPING CENTRE
- 32 CANTERBURY & FLORENCE ROAD SHOPS
- 33 BIRDWOOD & DEVON STREET SHOPS
- 34 STATION & ASQUITH STREET SHOPS
- 35 RIVERSDALE ROAD & FERNSDALE STREET SHOPS
- 36 WATTLE PARK SHOPPING CENTRE
- 37 BANKSIA STREET SHOPS
- 38 FALEN & PUERTA STREET SHOPS
- 39 OAKWOOD SHOPS
- 40 HOLLAND & FULTON ROAD SHOPS
- 41 ELEY ROAD & SHAUN STREET SHOPPING CENTRE
- 42 ROYTON STREET SHOPS
- 43 CROMWELL & MCINTYRE STREET SHOPS
- 44 HIGHBURY & MIDDLEBOROUGH ROAD SHOPS
- 45 BETTINA STREET & BENWERRIN DRIVE SHOPS
- 46 BRENTFORD SQUARE SHOPPING CENTRE
- 47 VERMONT VILLAGE SHOPPING CENTRE
- 48 CENTRE & BEDDOE ROAD SHOPS
- 49 PARKMORE VILLAGE SHOPPING CENTRE
- 50 JOLIMONT ROAD SHOPS
- 51 HAWTHORN ROAD & ROBINLEE AVENUE SHOPS
- 52 HUTCHINSON & RUBY STREET SHOPS
- 53 SEVENOAKS ROAD SHOPS
- 54 BENNETTSWOOD SHOPS
- 55 HOUSTON SHOPPING CENTRE
- 56 VERMONT SOUTH SHOPPING CENTRE
- 57 BURWOOD ONE / KMART PLAZA
- 58 NORTH BLACKBURN SHOPPING CENTRE
- 59 CANTERBURY & SPRINGVALE ROAD SHOPS
- 60 INGLISBY ROAD SHOPS

NAC CATEGORIES

- 1A: small-medium neighbourhood centre on a standard width road
 - 1B: large neighbourhood centre on a standard width road
 - 2A: small-medium neighbourhood centre on a wide main road
 - 2B: large neighbourhood centre on a wide main road
 - 3: large car based centre on a wide main road
- +—+—+— Train station & rail lines
 - Tram lines
 - ▨ Activity centres with structure plans or UDFs

