SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as ACZ1.

HAMPTON EAST (MOORABBIN) ACTIVITY CENTRE

1.0

Hampton East (Moorabbin) Activity Centre Framework Plan

2.0

Land use and development objectives to be achieved

To create a well-connected centre to live, work and play with a range of housing choices, services, facilities and vibrant, accessible public spaces that meet the ongoing needs of Bayside community.

Land use

- Increase housing diversity to meet the housing needs of the varied population.
- Improve the economic viability of the centre by increasing the local population.
- Encourage a health focus within the South Road Commercial Precinct to capitalise on existing specialisation.
- Create a new public open space for community use in the centre’s core to improve the overall amenity of the centre.
- Establish a clear brand for the centre as a lifestyle destination which specialises in outdoor-adventure retail, health services, cafes and high-quality, diverse housing.
Built form
- Provide high-quality housing at a range of densities to meet the needs of a diverse community by offering a range of housing choices.
- Encourage ‘shop-top’ development in the commercial areas that increases housing choice and commercial opportunities whilst still maintaining active, fine-grained retail frontages at street level.
- Maintain active frontages in retail areas with minimal setbacks and strong interaction with the street to increase safety and amenity for pedestrians.
- Provide a transition to the Neighbourhood Residential Zone to the south and west of the Activity Centre, where character will be maintained and re-development will be limited.
- Limit the impact on the amenity of streetscapes in all areas by transitioning streetwall heights according to site context.

Access and Movement
- Improve walkability within the centre to provide easier access and increase liveability.
- Improve traffic flows through and around the centre to reduce congestion and improve general streetscape amenity.
- Provide cycling facilities to improve sustainable transport to and through the centre.
- Increase safety for vehicles, cyclists and pedestrians using the centre.

Landscape and environment
- Create a public space that is accessible for all and provides a central focus for the centre that is protected from the amenity issues of Nepean Highway.
- Regenerate the Nepean Highway and South Road pedestrian areas to create a positive shopping, dining and walking experience for visitors and residents.
- Preserve private open space at the rear of properties in residential transition areas to ensure landscaping and amenity benefits.

Table of uses
Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal keeping (other than Animal boarding)</td>
<td>Must be no more than two animals.</td>
</tr>
<tr>
<td>Dependant person's unit</td>
<td>In Precinct 1 or 2, any frontage at ground floor level must not exceed 2 metres. Must be the only dependant person's unit on the lot.</td>
</tr>
<tr>
<td>Dwelling (other than Caretaker's house)</td>
<td>In Precinct 1 or 2, any frontage at ground floor level must not exceed 2 metres.</td>
</tr>
<tr>
<td>Caretaker's house</td>
<td>In Precinct 1, 2 or 3, any frontage at ground floor level must not exceed 2 metres.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td>Must be located in Precinct 1, 2 or 3.</td>
</tr>
<tr>
<td>Education Centre</td>
<td>Must be located in Precinct 1, 2 or 3.</td>
</tr>
<tr>
<td></td>
<td>Any ground floor frontage must not exceed 2 metres.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Electoral office</td>
<td>Must be located in Precinct 1, 2 or 3.</td>
</tr>
<tr>
<td></td>
<td>May be used for only 4 months before an election and 2 weeks after an election.</td>
</tr>
<tr>
<td>Food and Drink Premises (other than Hotel or Tavern)</td>
<td>Must be located in Precinct 1, 2 or 3.</td>
</tr>
<tr>
<td></td>
<td>In Precinct 3 must be located fronting central open space.</td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td>Must be located in Precinct 3.</td>
</tr>
<tr>
<td>Medical centre</td>
<td>Must be located in Precinct 2.</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Office (other than Electoral office or Medical Centre)</td>
<td>Must be located in Precinct 1, 2, or 3.</td>
</tr>
<tr>
<td></td>
<td>In Precinct 1 and 3, must be located above ground floor unless office is a bank, real estate agency, travel agency or any other office where the office adjoining the street frontage is a customer service area and is accessible to the public.</td>
</tr>
<tr>
<td></td>
<td>In Precinct 2, must be associated with a health or medical-related function.</td>
</tr>
<tr>
<td>Postal agency</td>
<td>Must be located in Precinct 1 or 3.</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td>Must be located in Precinct 3, 4, 5 or 6</td>
</tr>
<tr>
<td>Shop (other than Adult sex bookshop and Convenience shop)</td>
<td>Must be located in Precinct 1, 2 or 3.</td>
</tr>
<tr>
<td></td>
<td>In Precinct 3, the leasable floor area must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

**Section 2 - Permit required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Dependent person’s unit, Dwelling, Caretaker’s house or Residential aged care facility)</td>
<td></td>
</tr>
<tr>
<td>Amusement parlour</td>
<td>Must be located in Precinct 1 or 3.</td>
</tr>
<tr>
<td>Animal keeping (other than Animal boarding)</td>
<td>In Precincts 4, 5 and 6 must be no more than five animals.</td>
</tr>
<tr>
<td>Child care centre</td>
<td>In Precinct 1 or 2, any frontage at ground floor level must not exceed 2 metres.</td>
</tr>
<tr>
<td>Commercial display area</td>
<td>Must be located in Precinct 1 or 2.</td>
</tr>
<tr>
<td>Dry Cleaner</td>
<td>Must be located in Precinct 1 or 2.</td>
</tr>
<tr>
<td>Hotel</td>
<td>Must be located in Precinct 1, 2 or 3.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Leisure and recreation (other Informal outdoor recreation, Major sports and recreation facility, Motor racing track, Open sports ground and Outdoor recreation facility)</td>
<td>Must be located in Precinct 1, 2, 3 or 4.</td>
</tr>
<tr>
<td>Office (other than Electoral office or Medical Centre)</td>
<td>Must be located in Precinct 1, 2 or 3.</td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour, Drive-in theatre or Nightclub)</td>
<td>Must be located in Precinct 1, 2 or 3.</td>
</tr>
<tr>
<td>Research and development centre</td>
<td>Must be located in Precinct 1, 2 or 3.</td>
</tr>
<tr>
<td></td>
<td>Any frontage at ground floor level must not exceed 2 metres.</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Food and drink premises, Postal agency, and Shop)</td>
<td>Must be located in Precinct 1, 2 or 3.</td>
</tr>
<tr>
<td></td>
<td>Must be located at ground floor but is not limited to ground floor.</td>
</tr>
<tr>
<td>Tavern</td>
<td>Must be located in Precinct 1 or 2.</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

**Section 3 – Prohibited**

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex bookshop</td>
</tr>
<tr>
<td>Agriculture (other than Apiculture or Animal keeping)</td>
</tr>
<tr>
<td>Animal boarding</td>
</tr>
<tr>
<td>Airport</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Camping and caravan park</td>
</tr>
<tr>
<td>Corrective institution</td>
</tr>
<tr>
<td>Drive-in theatre</td>
</tr>
<tr>
<td>Host farm</td>
</tr>
<tr>
<td>Industry (other than Dry cleaner and Research and development centre)</td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
</tr>
<tr>
<td>Motor Racing Track</td>
</tr>
<tr>
<td>Nightclub</td>
</tr>
<tr>
<td>Open sports ground</td>
</tr>
<tr>
<td>Outdoor recreation facility</td>
</tr>
<tr>
<td>Service Station</td>
</tr>
<tr>
<td>Warehouse (other than Commercial display area)</td>
</tr>
</tbody>
</table>
4.0 Centre-wide provisions
A planning permit is not required to use land for the purpose of Local Government or Education providing the use is carried out by, or on behalf of, the public land manager.

4.1 Use of land
None specified.

4.2 Subdivision
A planning permit is required to subdivide land.
An application to subdivide land must demonstrate how the proposal will facilitate creation of development sites that achieve development objectives of the Hampton East (Moorabbin) Structure Plan.
Applications for the subdivision of land that are not associated with a development proposal that supports the objectives of this schedule are discouraged.

4.3 Buildings and works
A planning permit is not required to construct a building or carry out works for the following:

- The following in Precincts 1 and 2:
  - An alteration to an existing building façade provided:
    - The alteration does not include the installation of an external roller shutter.
    - At least 80 percent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
  - An awning that projects over a road if authorised by the public land manager.
  - An automatic teller machine.
- Construct or extend a dwelling on a lot greater than 500 square metres.
- Construct or carry out works normal to a dwelling.
- Construct or extend an outbuilding on a lot provided the gross floor area of the outbuilding does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Construct a front fence associated with one dwelling on a lot of less than 500 square metres if the fence does not exceed the maximum height specified in Clause 54.06-2.

The requirements of clause 54 apply to the development of a dwelling on a lot less than 500 square metres.

4.4 Design and development
The following design and development requirements apply to an application to construct a building or construct or carry out works:

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings
The requirements of clause 55 apply to the following:
- Construct a dwelling if there is at least one existing dwelling 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.

Construct or extend a front fence within 3 metres of a street if:
  - The fence is associated with two or more dwellings on a lot or a residential building.
  - The fence exceeds the 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.

**Building Height**

In Precincts 1, 2, 3 and 4 a building should not exceed the heights (in metres and storeys) specified in the precinct requirements at Clause 5 of this schedule. Lift overruns and a roof terrace may exceed the height controls where the design response minimises visual impacts on adjoining properties.

In Precincts 5 and 6 a building should not exceed the heights (in metres and storeys) specified in the precinct requirements at Clause 5 of this schedule.

The height of buildings within the Special Building Overlay is to be measured from the applicable flood level (to Australian Height Datum) for the site as advised by the relevant floodplain management authority.

Where a building is less than the heights specified at Clause 5 of this schedule, an application must demonstrate how the development will allow for use of the site for more intensive development in the future (including buildings that reach the maximum height set out in Clause 5).

New development should:

- Maintain a pedestrian scale at street level by using a podium and tower form by setting back the upper levels relative to building heights.
- Ensure that all elements of buildings are well presented when viewed from ground level.

**Building Setbacks**

Building setbacks are set out in the precinct tables at Clause 5 of this schedule.

Where no building setback is specified, a development should consider the precinct and built form objectives and provide a written response as to how these objectives will be achieved through use of building setbacks, where appropriate.

Development must ensure that taller buildings provide appropriate side and rear setbacks to prevent unreasonable overlooking, overshadowing, loss of daylight and visual bulk, particularly where there is a side or rear interface with an existing residential property.

New development should employ separation between tower elements of adjoining buildings in order to:

- Achieve sunlight penetration to lower levels;
- Protect views to the sky;
- Ensure visual and acoustic privacy for residents; and
- Reduce the visual bulk of building mass.

Unless otherwise specified in the precinct requirements at Clause 5:
- Terraces and balconies may encroach into a building setback and should be of an open appearance.
- Minor buildings and works such as verandahs, architectural features, sunshades, screens, artworks and street furniture may encroach into a building setback where a high quality design response is provided.

Any encroachment into the building setback of the kind listed above must demonstrate the ways in which passive surveillance, a defined street edge, sunlight penetration to lower levels, views to the sky, visual and acoustic privacy and a reduction in visual bulk of building mass can be achieved in the proposed design.

**Roof Terraces**

The design of a roof terrace should meet the following requirements:

- Be designed and constructed of materials that integrate with the architectural style and form of the building.
- Be set back at least 2 metres from the wall edge immediately below on all sides.
- Not include any permanent or moveable structure or element that will increase the visual bulk of the building, such as pergolas, verandas, shelters and storage areas.
- Be designed to limit views into secluded private open space and habitable room windows of adjacent dwellings.
- Not include any structures or elements that exceed a height of 1.7 metres, apart from an access structure.
- Be accessed by a structure that does not enclose any useable floor space and does not exceed 2.4 metres in height (measured from floor level at the point of access onto the roof deck).
- Be constructed so that the deck floor level is no greater than 1 metre above the lower ceiling face of the storey immediately below.

For the purposes of this schedule a ‘roof terrace’ means an area designed and used as communal and private open space that is located on the roof of a building. A roof terrace is not considered to be a ‘storey’.

**Car parking**

At-grade car parking should be replaced in favour of underground or multi-level parking that is screened from the public realm. Where existing at-grade car parking is retained within major sites, it should be sleeved with development that screens it from key pedestrian routes.

Car parking should be provided within buildings rather than at ground level, to maximise the opportunity to use ground level open space for landscaping, communal and private open space.

Car parking areas should be designed to have minimal impact on the streetscape and access from the key circulatory road and laneways is encouraged.

Consolidated access points to basements are encouraged to minimise interruption to streetscapes.

Development is encouraged to provide its car parking requirements in accordance with Clause 52.06 on-site, with provision for publicly accessible parking where appropriate.
5.0 Precinct provisions

5.1 Precinct 1 – Nepean Highway Retail Precinct

5.1-1 Precinct map

5.1-2 Precinct objectives

- To establish a vibrant shopping street with cafes, restaurants and range of daily and speciality retailers.
- To provide housing conveniently located above retail and office uses.
- Provide opportunities for office development above ground floor retail.
- Encourage the outdoor-speciality role of retail area to build on existing strengths.
- To create an amenity buffer between the pedestrian environment and the Nepean Highway.
- Encourage the creation of pedestrian links to the central community meeting place.
5.1-3 Precinct requirements

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Maximum Building height (Excluding Basement)</th>
<th>Building Setback</th>
<th>Maximum Streetwall height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>5 storeys (17 metres)</td>
<td>4th and 5th storeys should be setback: a minimum of 5 metres from the street a minimum of 2 metres from laneways</td>
<td>3 storeys (11 metres)</td>
</tr>
</tbody>
</table>

5.1-4 Precinct guidelines

- Development of key sites, including prominent intersection locations, should be designed to be high quality landmark buildings.
- Ground floor uses should incorporate active frontages, weather protection and varied materials on Nepean Highway to enhance the pedestrian environment and strengthen the ‘main street’ retail atmosphere.
- The fine-grain built form at ground floor should be retained and enhanced.
- The first storey above retail should incorporate office development with access via new pedestrian connections to the central public open space, where appropriate.
- Residential development should be provided on storeys above office and retail.
- Development should provide a consistent medium scale residential development at upper levels along Nepean Highway.
- Design of buildings should not compromise the potential for development of adjoining land. Building separation and equitable development principles should be considered.
- Development south of Keiller Street should ensure the creation of laneway connections to Henrietta Street from the Council owned car park.
- Development should address laneways by providing alternate access and frontages to activate pedestrian scaled thoroughfares.
- Encourage outdoor dining and footpath trading activity along the Nepean Highway and adjacent to the central public open space.
- Development must provide a high amenity for pedestrians.
- Development should provide its parking requirements on site through the use of basement parking, accessed via laneways.
- New use and development should provide bicycle parking facilities and shower and change facilities for staff.
- Improve the pedestrian environment crossing the Nepean Highway connecting to the Moorabbin Railway Station.
- Development must provide appropriate side and rear setbacks where it interfaces with Precinct 5 to reduce amenity impacts on these properties.
5.2 Precinct 2 – South Road Commercial Precinct

5.2-1 Precinct map

5.2-2 Precinct objectives

- Encourage a health focus to capitalise on existing specialisation and meet the needs of the local population.
- Strengthen the boulevard planting along South Road and protect long range views along this corridor.
- Encourage active uses at ground floor.
- Encourage high-quality consolidated apartment development that can accommodate medical office suites at ground floor and first floor.
- Encourage undercroft and basement car parking that responds to the topography.

5.2-3 Precinct requirements

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Maximum Building height (Excluding Basement)</th>
<th>Building Setback</th>
<th>Maximum Streetwall height</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>5 storeys (17 metres)</td>
<td>The 4th and 5th storeys should be setback a minimum of 5 metres from the street</td>
<td>3 storeys (11 metres)</td>
</tr>
</tbody>
</table>

5.2-4 Precinct guidelines

- Existing rear access in laneways should be used wherever possible to minimise vehicle crossings disrupting the pedestrian environment along South Road.
- Medical uses with active frontages and public areas addressing South Road at the ground floor, with the use encompassing both the ground and first floor.
- Development should provide a connected medium scale residential development at upper levels along South Road.
- Design of buildings should not compromise the potential for development of adjoining land. Building separation and equitable development principles should be considered.
- Any interface to residential development in Precinct 5 and the Neighbourhood Residential Zone 3 must minimise negative amenity impacts, including through the use of building setbacks.
- Development of land adjacent to the South Road / Charming Street intersection must not compromise the future installation of traffic signals at this intersection.
- Development should provide its parking requirements and capacity for service vehicles by utilising the rear laneway.
- Laneway connections through the precinct should be strengthened and vehicle access to development should be provided via laneways.
- Development must provide high amenity for pedestrians, particularly along South Road.
- Encourage the provision of wayfinding signage at the South Road / Charming Street intersection.
- Enhance the appearance of South Road as a boulevard streetscape.
- New use and development should provide bicycle parking facilities and shower and change facilities for staff.

5.3 Precinct 3 –Mixed Use Core

5.3-1 Precinct map

![Precinct map](image-url)

5.3-2 Precinct objectives

- Provide high quality consolidated apartment and mixed use development.
- Provide integrated basement car parking.
- Provide a public open space adjoining the mixed use core with convenient access from Nepean Highway and Keilor Street via active, safe pedestrian laneways.
- Encourage active, retail land uses at the ground floor adjoining the open space.
- Encourage site consolidation to achieve the maximum heights for the Precinct.
5.3-3 Precinct requirements

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Maximum Building Height (Excluding Basement)</th>
<th>Condition Regarding Minimum Land Size</th>
<th>Building Setback</th>
<th>Maximum Streetwall Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>6 storeys (20 metres) provided the condition regarding minimum land size is met. If the condition is not met, the maximum height is 4 storeys (14 metres).</td>
<td>1,500 square metres and must be all in the same sub precinct. Where the land comprises more than one lot, the lots must be consecutive.</td>
<td>4th, 5th and 6th storeys should be setback a minimum of 5 metres from the building where it has a front or side interface with the street. 4th, 5th and 6th storeys should be setback a minimum of 2 metres from laneways.</td>
<td>3 storeys (11 metres)</td>
</tr>
</tbody>
</table>

5.2-4 Precinct guidelines

- Upper storeys must be recessed from street wall to protect pedestrian scale at interfaces with open space, laneways and streets.
- Active frontages must be provided at ground floor where development adjoins open space and pedestrian focused laneway connections.
- Balconies should be provided adjacent to the community space.
- Encourage the beautification of the Reynolds Street streetscape, including the provision of pedestrian footpaths along both sides.
- Land consolidation is encouraged to allow development to meet height controls.
- Design of buildings should not compromise the potential for development of adjoining land. Building separation and equitable development principles should be considered.
- Basement parking should be provided with provision for publicly accessible spaces in mixed use development.
- Building interfaces to laneways should be activated.
- Development must provide high amenity for pedestrians.
- Distinct canopy planting should be incorporated into site configurations to achieve a leafy residential landscape character.
- Redevelopment should ensure it achieves the objectives relating to the creation of community focused public open space.
5.4 Precinct 4 – Residential Redevelopment Triangle

5.4-1 Precinct map

5.4-2 Precinct objectives

- Provide high quality apartment development with a mix of dwelling sizes.
- Provide housing with vehicle access from Barr Street.
- Ensure development has minimal impact on existing properties to the west of Barr Street.
- Encourage a taller building form designed to be a high quality landmark building.
- Encourage contemporary architecture which utilises ocean and city viewlines and ensures maximum northern orientation of balconies.

5.4-3 Precinct requirements

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Maximum Building Height (Excluding Basement)</th>
<th>Building Setback</th>
<th>Maximum Streetwall Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>5 storeys (17 metres)</td>
<td>4th and 5th storeys should be setback a minimum of 5 metres from the building where it has a front or side interface with the street.</td>
<td>3 storeys (9 metres)</td>
</tr>
</tbody>
</table>

5.4-4 Precinct guidelines

- Allow a limited range of non-residential uses, such as educational, recreational and child care facilities. These uses should not detract from the objectives of Precinct 1, 2 and 3 and should not adversely affect residential amenity.
- Upper storeys must be recessed above podium.
- Ground floor setbacks should respond to site context.
- Any new development should provide a suitable transition in height to surrounding residential areas.
- Balconies and terraces should be located to maximise northern orientation and privacy.
- Development should provide its parking requirements on site through the use of basement parking, accessed via laneways.
- Residential development should be acoustically attenuated to minimise impacts from road noise.

### 5.5 Precinct 5 – Residential Consolidation Precinct

#### 5.5-1 Precinct map

#### 5.5-2 Precinct objectives

- To encourage an incremental increase in residential densities through lot consolidation.
- To provide a transition from a higher density development in the centre of a site to a lower density at the periphery.
- To encourage new, contemporary residential building form within quality landscaped settings that responds to the residential focus of the precinct.
- Encourage a clearly defined key circulatory road which reinforces the landscaped main road streetscapes.
- Encourage the beautification of secondary residential streetscapes.
- Encourage consolidated residential development at a range of densities and typologies that respond to the site characteristics and context.

### 5.5-3 Precinct requirements

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Maximum Building Height (Excluding Basement)</th>
<th>Condition Regarding Minimum Land Size</th>
<th>Building Setback</th>
<th>Maximum Streetwall Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>4 storeys (14 metres) provided the condition regarding minimum land size is met. If the condition is not met, the maximum height is 3 storeys (11metres).</td>
<td>1,200 square metres and must be all in the same subprecinct. Where the land comprises more than one lot, the lots must be consecutive.</td>
<td>A building should be setback a minimum of 3 metres from street frontages. 4th storeys should be setback a minimum of 5 metres from the building where it has a front or side interface with the street.</td>
<td>3 storeys (9 metres).</td>
</tr>
</tbody>
</table>

### 5.5-4 Precinct guidelines

- Allow commercial uses to occur at ground floor of the Council owned carpark on Keiller Street.
- Allow health related uses that are compatible with residential areas to extend into Precinct 5. This must only occur where the land adjoins Precinct 2 and is located more than 30m from land (not including a road) located in a NRZ3.
- Development should provide basement car parking where possible.
- Development must provide side and rear setbacks where it interfaces with Precinct 6.
- Side and rear setbacks should be heavily landscaped where development interfaces with Precinct 6.
- Development should provide its parking requirements on site through the use of basement parking, minimising impacts on residential properties in Precinct 6.
- Land consolidation is encouraged to allow development to meet height controls.
- Development at the intersection of South Road / Glennifer Avenue must not compromise the future installation of traffic signals at this intersection.
- Development should maintain and enhance the garden setting of the dwellings, particularly through encouraging the provision of canopy trees in front and rear yards.
- Development should maintain the openness of the streetscape through the provision of low, transparent front fencing.

- New buildings should be designed to provide an articulated and interesting façade through incorporating a combination of materials, textures and colours as well as the provision of projecting elements and recessed elements.
5.6 Precinct 6 – Residential Transition Precinct

5.6-1 Precinct map
5.6-2 Precinct objectives

- Provide a transition in residential densities from the core of the centre to the established areas outside the Structure Plan boundary.
- Retain and preserve backyardscapes and strongly encourage the use of front and backyard landscaping.
- Encourage modest residential infill with streetscape qualities and backyardscape aspect.

5.6-3 Precinct requirements

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Maximum Building Height (Excluding Basement)</th>
<th>Building Setback</th>
<th>Maximum Streetwall Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>3 storeys (11 metres)</td>
<td>A building should be setback a minimum of 6 metres from street frontages.</td>
<td>2 storeys (6 metres).</td>
</tr>
</tbody>
</table>

5.6-4 Precinct guidelines

- Provide sufficient space for landscaping including canopy trees.
- Development should maintain and enhance the garden setting of the dwellings, particularly through encouraging the provision of canopy trees in front and rear yards and, where possible, the retention of existing large, established trees.
- A distinct tree canopy should be established through residential streetscapes.
- Development should maintain visual separation between buildings by siting dwellings to create the appearance of space between buildings and accommodating substantial vegetation.
- New buildings should be designed to provide an articulated and interesting façade through incorporating a combination of materials, textures and colours as well as the provision of projecting elements and recessed elements.
- Development should maintain the openness of the streetscape through the provision of low, transparent front fencing.
- Townhouse development with compact gardens are the preferred housing typology for this precinct.

6.0 Application requirements

All applications must be accompanied by a local context and site description and design response that demonstrates how the proposed building achieves the built form and setback objectives.

In addition to the application requirements set out at Clause 37.08-7, an application to use land or construct a building or construct or carry out works must be accompanied by the following information, as appropriate, to the satisfaction of the Responsible Authority:

- An Integrated Transport Plan which provides:
  - Where appropriate, how pedestrians and cyclists are accommodated in relation to access to the development and facilities on its periphery.
  - Existing and proposed public transport routes, stops and infrastructure (e.g. shelters, indented bays, signage, and pedestrian crossings) within the site and surrounds.
- Recommended car parking and bicycle parking rates and the location and layout of on-site car parking and bicycle parking areas, with access to and from them.
- How the development provides appropriate levels of manoeuvrability for emergency and service vehicles.
- The likely traffic and pedestrian generation of the proposed development taking into account the surrounding land uses.
- Results from micro-simulation modelling showing the likely traffic impacts of the proposed development on the broader road network.
- Mitigation measures required to address any traffic impacts.
- Road layouts, intersections treatments and site access.
- Traffic management measures and assessment of impacts on existing signalised intersections.
- Any ongoing obligations that owners corporations may need to monitor throughout the life of a development.

**A Sustainability Management Plan which:**
- Demonstrates the application of Australian best practice rating tools and design principles; use of emerging technology; and a commitment to ‘beyond compliance’ throughout the construction period and subsequent operation of the development.
- Identifies statutory obligations and documented sustainability performance standards from Government and other authorities.
- The individual components of the Sustainability Management Plan must include:
  - Construction Materials.
  - Indoor Environment Quality.
  - Waste Management.
  - Quality of Public and Private Realm.
  - Transport.
  - Demolition and Construction.

**An Integrated Water Management Plan in accordance with the requirements of Clause 22.08 or in accordance with any equivalent assessment requirements in the State Planning Policy Framework or other Victoria Planning Provisions.**

**A Waste Management Plan which demonstrates as appropriate:**
- Strategies for waste minimisation during the construction phase.
- Likely waste generation by users of the building.
- Provision and allocation of bins for garbage, recycling, green waste, etc.
- The proposed method and frequency of waste collection.
- Provision of signage to ensure that waste is disposed on correctly and that contamination is minimised.

**For all applications over two storeys in height, a 3D massing model which shows:**
- How the development design minimises potential overshadowing impacts and ensures maximum solar access to neighbouring properties and the public realm.
- The potential impact of the development on the public realm adjacent to the proposal ensuring that overshadowing of major pedestrian routes, parks and other public spaces is minimised.
- How the development achieves excellence in architectural and building design.

7.0 Notice and review

Use of Land
An application to use land within 30 metres of land (not a road) which is in Precinct 4, 5 or 6, in a residential zone, used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre is not exempt from 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 Planning and Environment Act 1987 in accordance with Clause 37.08-8

Buildings and Works
An application to construct a building or construct or carry out works in Precinct 4, 5 or 6 or land that is within 30 metres of land (not a road) which is in Precinct 4, 5 or 6, in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre is not 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 in accordance with Clause 37.08-8.

An application that exceeds the Building Heights or Street Wall Heights, or is less than the minimum stated Building Setback listed at Clause 5 of this schedule is not 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.

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.

8.0 Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 37.08-9 and Clause 65, the Responsible Authority must consider, as appropriate:

Use and Development
- Whether the development meets the objectives and guidelines outlined in this Clause. The precinct objectives and guidelines contained in this Clause supersedes the preferred future character and precinct guidelines of the Neighbourhood Character Policy at Clause 22.06 of the Bayside Planning Scheme.
- Whether the development provides a range of housing types and sizes.
- Whether the proposal achieves active uses and pedestrian generating activities at street level, particularly in Precincts 1-3, and contributes to a vibrant public realm.
- Whether the development prevents or fragments the potential creation of community or public open space.
- The amenity impacts of the proposed development on adjoining properties.
- Whether the development has provided appropriate recessed upper levels.
- Whether the development improves the amenity of streets, laneways and public space to ensure a comfortable and human scale.
- The extent to which the development meets the precinct objectives, contributes positively to the amenity of the precinct and is of an appropriate scale to accommodate the mix and intensity for that precinct.

- The extent to which the development prioritises walking, cycling and public transport use, and provides car parking that responds to anticipated demand, does not dominate the street frontage, and is functional and well-designed.

- Whether the development provides a fine grain street frontage for commercial and mixed use buildings.

- Whether the application maximises opportunities for on-site renewable energy generation, alternative energy and sharing of energy resources, as well as water capture and re-use.

- Whether the development ensures that all site services, roof plant and equipment in sufficiently screened or hidden from view.

- Whether the development provides or restricts the laneway connections between precincts.

**Subdivision**

- Whether the subdivision will fragment the potential for site consolidation and infill development opportunities.

- Whether the subdivision prevents the creation of continuous laneway connections.

- Whether there are ongoing obligations for owners corporations relating to sustainable transport use that may need to be registered on title by way of a Section 173 Agreement.

**9.0**

**Signs**

Sign requirements are located at Clause 52.05.

- All land within precinct 3 is Category 3.

- All land within precinct 4, 5 and 6 is Category 4.

**10.0**

**Other provisions of the scheme**

None specified.

**11.0**

**Reference documents**

*Hampton East (Moorabbin) Structure Plan* (Bayside City Council, February 2016)