

TOOLERN PARK PRECINCT STRUCTURE PLAN

November 2011 | DRAFT FOR CONSULTATION

FOREWORD

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1.0 INTRODUCTION

The Toolern Park Precinct Structure Plan (the PSP) has been prepared by the Growth Areas Authority (GAA) with the assistance of Melton Shire Council, Government agencies, service authorities and major stakeholders.

The PSP is a long-term plan for urban development. It describes how the land is expected to be developed, and how and where services are planned to support development.

The Precinct Structure Plan is a set of decisions about how the land is to be developed. The PSP:

- Sets out plans to guide the delivery of quality urban environments in accordance with the Victorian Government guidelines.
- Enables the transition of non-urban land to urban land.
- Sets the vision for how land should be developed and the outcomes to be achieved.
- Outlines the projects required to ensure that future residents, visitors and workers within the area can be provided with timely access to services and transport necessary to support a quality, affordable lifestyle.
- Sets out guidelines and requirements for land use and development.
- Provides Government agencies, the Council, developers, investors and local communities with certainty about future development.

The PSP is informed by:

- The State Planning Policy Framework set out in the Melton Planning Scheme.
- The Growth Corridor Plan for the west of Melbourne.
- The Precinct Structure Planning Guidelines.
- The Local Planning Policy Framework set out in the Melton Planning Scheme.
- The approved Toolern PSP and Toolern NVPP as well as the Parks Victoria Toolern Creek Park Masterplan.

An agreement under Section 173 of the Planning and Environment Act 1987 has been developed in parallel with the PSP for the funding of the following infrastructure projects:

- Sporting pavilion within the Toolern Creek Regional Park (including community meeting space);
- Signalised three-way intersection of connector road and East-West Arterial; and
- Funding to support the expansion of the proposed community centre at Toolern Community Hub 3 (within Toolern PSP to the east of the Toolern Park precinct) to accommodate use of the facility by the Toolern Park population.

The S173 agreement detailed above will be finalised in conjunction with the approval of the Toolern Park PSP.

1.1 How to read this structure plan

This structure plan guides use and development where a planning permit is required under the Urban Growth Zone or another zone where that zone references this structure plan.

The **vision** and **outcomes** describe how the precinct will be used and developed. **Requirements** must be implemented in order to achieve outcomes. **Guidelines** and **plans** (including **tables** and **figures**) explain how the vision and outcomes may be achieved in relation to specified matters

The **Vision** should inform all of the outcomes in the precinct.

Outcomes are what development of the precinct must achieve.

Requirements must be adhered to in developing the land. They will usually be included as a condition on a planning permit whether or not they take the same wording as in this structure plan.

Guidelines express how discretion will be exercised by the responsible authority in certain matters that require a planning permit.

Plans are a spatial expression of the outcomes. Development may take alternative forms from that described in plans, tables and figures provided it achieves the outcomes and meets the requirements in this structure plan. Not every aspect of the land's use and development is addressed in this structure plan and a responsible authority may manage development and issue permits as relevant under its general discretion.



plan 1

precinct features
toolern park precinct structure plan

Not every aspect of the land's use and development is addressed in this structure plan and a responsible authority may manage development and issue permits as relevant under its general discretion.

1.2 Land to which this PSP applies

The land to which the PSP applies is shown on Plan 1 of this document and on the Melton Planning Scheme map 12 as Urban Growth Zone – Schedule 6 (UGZ6). The PSP applies to approximately 107 hectares of land, bordered to the east, north and west by the gazetted Toolern PSP 31. The PSP shares its southern boundary with the Strathtulloh Estate, a low density residential area within a Green Wedge Zone (GWZ). Approximately 60% (63 hectares) of the PSP falls within the boundaries of the Toolern Creek Regional Park. The remaining 40% of the precinct (east of Toolern Creek) provides a net developable area in the vicinity of 39 hectares, designated for residential and other urban uses.

Plan 1 also identifies the key features of the land.

1.3 Toolern Native Vegetation Precinct Plan (NVPP)

The Toolern Native Vegetation Precinct Plan (the "NVPP") sets out requirements for the protection and management of native vegetation within the Toolern Park and wider Toolern PSP (PSP 31) area. There is no separate NVPP for the Toolern Park precinct, vegetation within the precinct is nominated on Toolern NVPP Map 6. The Toolern NVPP is incorporated into the Melton Planning Scheme within the schedule to Clause 52.16.

1.4 Toolern Creek Park Masterplan

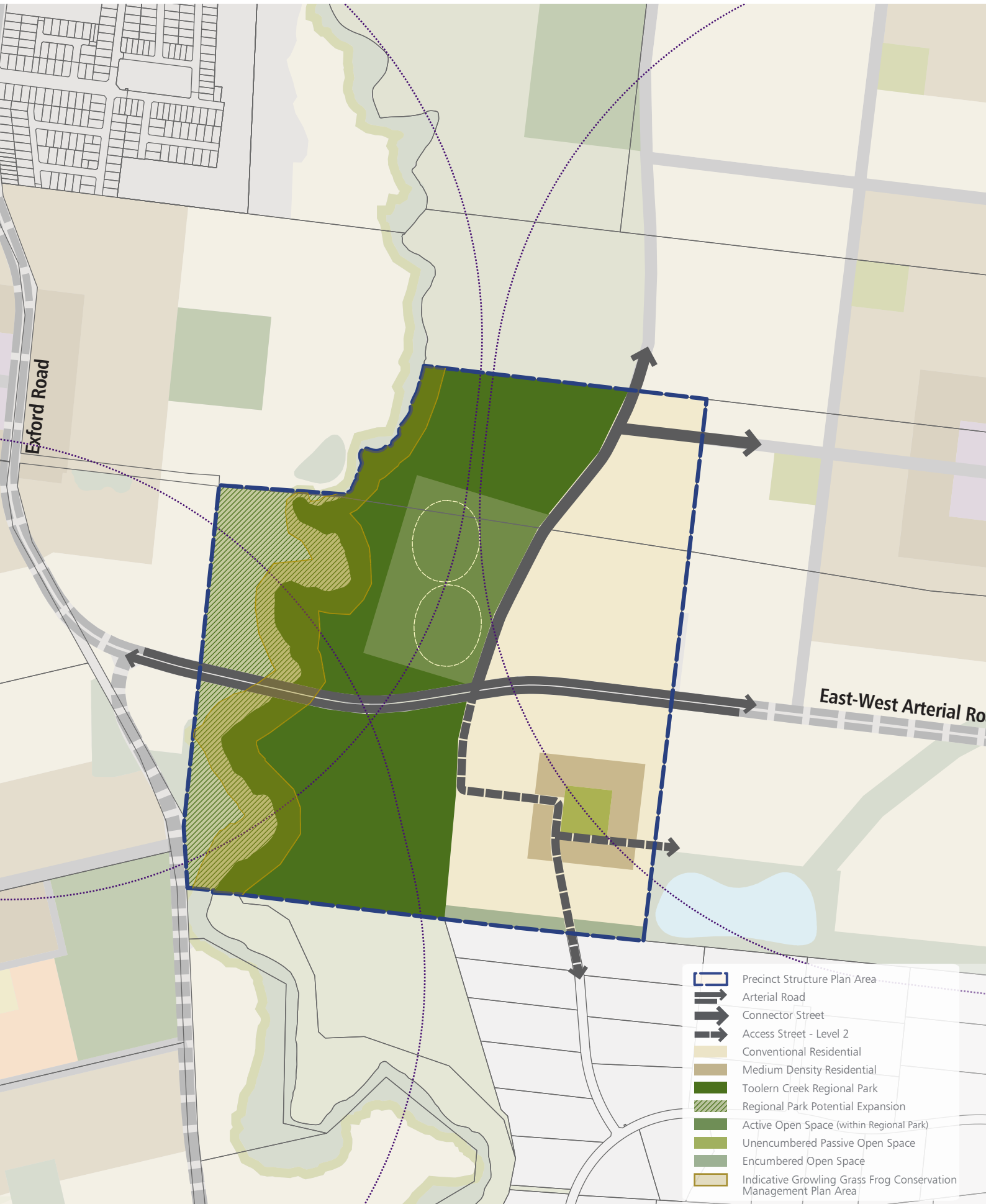
The Toolern Creek Park is a 130 hectare regional park under the management of Parks Victoria. Stage 1 of the park has been developed (fences, paths, minor visitor facilities), with further stages to be completed over the next 15-20 years.

The park runs along the eastern side of Toolern Creek from Bridge Road, Melton South, to Griegs Road, near where Toolern Creek meets the Werribee River adjacent to Melton Reservoir. Approximately 48 hectares of the Toolern Park PSP sits within the boundaries of the Toolern Creek Regional Park, with a further 13 hectares of the PSP area (west of Toolern Creek) identified for potential expansion of the Regional Park.

The Toolern Creek Park Masterplan is a Parks Victoria document that details the overall concept for the completed park. The masterplan should be viewed in conjunction with this PSP, for that area of the park that falls within the PSP boundary.

1.5 Background information

The preparation of the Toolern Creek PSP was informed by the approved Toolern PSP (PSP 31) and the background technical reports that formed the basis of the Toolern PSP. Discussion of the history and metropolitan context of the precinct is included within the Toolern Park PSP Background Report.



- Precinct Structure Plan Area
- Arterial Road
- Connector Street
- Access Street - Level 2
- Conventional Residential
- Medium Density Residential
- Toolern Creek Regional Park
- Regional Park Potential Expansion
- Active Open Space (within Regional Park)
- Unencumbered Passive Open Space
- Encumbered Open Space
- Indicative Growing Grass Frog Conservation Management Plan Area

2.0 OUTCOMES

2.1 Vision

The Toolern Park precinct sits within the wider context of the approved Toolern PSP and will function as a neighbourhood of Toolern/Melton South. As previously noted, a significant portion of the Toolern Park Precinct falls within the boundary of the future Toolern Creek Regional Park.

The vision for the Toolern Park PSP is to create a new neighbourhood that:

- is well connected to the surrounding Toolern PSP area and the Toolern Creek Park;
- has high amenity streetscapes;
- capitalises on the natural assets of the Toolern Creek Regional Park;
- takes advantage of road and shared path infrastructure proposed under the approved Toolern PSP; and
- maintains the integrity of the Toolern Creek Regional Park.

Linking the east and west sides of the Toolern Creek, the future East-West Arterial will serve as the primary point of access to the PSP. A fully signalised, three-way intersection will operate at the intersection of the East-West Arterial and the north-south (park edge) connector road, providing a safe and convenient crossing for walkers. Additional fully signalised intersections will be located further east on the East-West Arterial, providing pedestrian access between neighbourhoods.

Green space plays a major role in the definition of the precinct's character with a large area of the PSP occupied by the Regional Park. A sporting pavilion with community meeting space will be provided within the Regional Park and will support regional sporting facilities, the scope of which are yet to be determined.

The drainage corridor along the southern boundary of the PSP also contributes to the 'green' character of the precinct and provides visual and physical delineation between Toolern Park and the Strathtulloh Estate.

Given the relatively small population of the Toolern Park PSP, a local town centre, primary school and dedicated community centre are not warranted within the precinct. As noted in Section 1.0 above, funding will be allocated via an agreement under Section 173 of the Act for the expansion of the Multi-Purpose Community Centre to the east of the precinct at Community Hub 3 identified in the Toolern PSP. The surrounding network of local town centres and education facilities nominated in the approved Toolern PSP have sufficient capacity to support the projected population within Toolern Park.

The PSP will encourage diversity of dwelling stock through promoting a range of lot sizes. Multi-unit and small-lot housing will be encouraged in locations that maximise access to open space and public transport.

2.2 Objectives

The following points describe the desired outcomes of development of the precinct and guide the implementation of the vision.

O1	A neighbourhood that is integrated with the Toolern Creek Regional Park and the approved Toolern PSP through a logical, well connected road and path network and subdivision layout.
O2	A neighbourhood that benefits from the amenity of the Toolern Creek Regional Park and other public open spaces, and, in turn, provide passive surveillance to these spaces.
O3	A street network with view lines to the open space network.
O4	A high amenity, landscaped, linear drainage corridor that serves as a transition between the precinct and the Strathtulloh Estate.
O5	Road/intersection design that allows safe pedestrian access across the East-West arterial road.
O6	A neighbourhood with a diverse range of housing types.
O7	A precinct well-served by public transport.

O8	A neighbourhood with high amenity, treed streetscapes.
O9	A neighbourhood with excellent access to active and passive recreation facilities.
O10	Development that respects the natural attributes of the Toolern Creek Regional Park
O11	A precinct that protects and manages biodiversity and cultural heritage assets.

3.0 IMPLEMENTATION

3.1 Image, character, and housing

REQUIREMENTS

IMAGE & CHARACTER

R1	Street trees must be provided on both sides of connector and local access streets at regular intervals.
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GUIDELINES

IMAGE & CHARACTER

G1	Access roads should be aligned to create view corridors to the regional park, local park or linear reserve.
G2	The highest dwelling densities in the precinct should be located in areas of high amenity (e.g. fronting local or regional park) or convenience to proposed public transport stops.
G3	Street tree species should be chosen to frame view corridors and provide shade to the street.
G4	Lots should front open space.

REQUIREMENTS

HOUSING

R2	Achieve a minimum density of 15 dwellings per Net Developable Hectare (NDA) across the entire precinct.
R3	Garages fronting a street must be less than half the width of the lot to a maximum of six metres.
R4	Garages fronting a street must be set back a minimum of one metre from the front building line.
R5	Fences forward of the building line must not be more than 1.2m in height.
R6	Residential lots of a width of seven metres or less must only provide vehicle access via a rear laneway.
R7	The subdivision of land for housing that creates a lot less than 300 square metres must contain a building envelope that is in accordance with the Small Lot Housing Code forming part of this Precinct Structure Plan.

GUIDELINES

HOUSING

G5	The precinct should achieve an average density higher than the minimum of 15 dwellings per Net Developable Hectare (NDA).
G6	The precinct should deliver a broad range of lot sizes to encourage a variety of dwelling types.

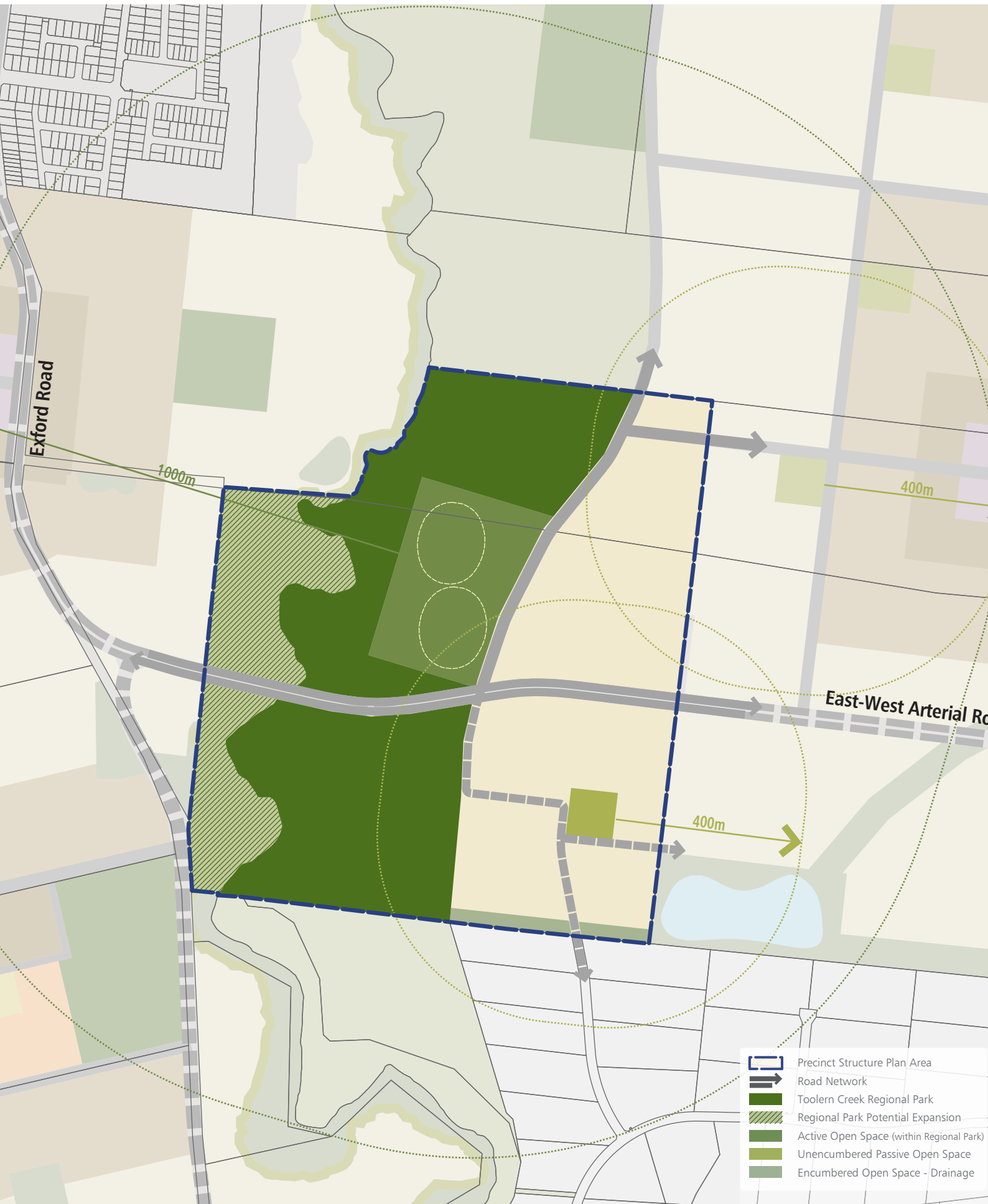
REQUIREMENTS

TOOLERN CREEK REGIONAL PARK – WESTERN INTERFACE

R8	Except with the consent of the responsible authority a permit must not be granted to use or subdivide land, or construct a building or carry out works within land located adjacent to the western boundary of the Toolern Creek Regional Park until an Urban Design Framework has been approved by the responsible authority.
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TOOLERN CREEK REGIONAL PARK - RESIDENTIAL INTERFACE

R9	Design lots to ensure development fronts the Regional Park.
R10	Link pedestrian and cycle routes to the Toolern Regional Park trail network



- Precinct Structure Plan Area
- Road Network
- Toolern Creek Regional Park
- Regional Park Potential Expansion
- Active Open Space (within Regional Park)
- Unencumbered Passive Open Space
- Encumbered Open Space - Drainage

plan 3

open space
toolern park precinct structure plan

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3.2 Open space, natural systems and community facilities

REQUIREMENTS

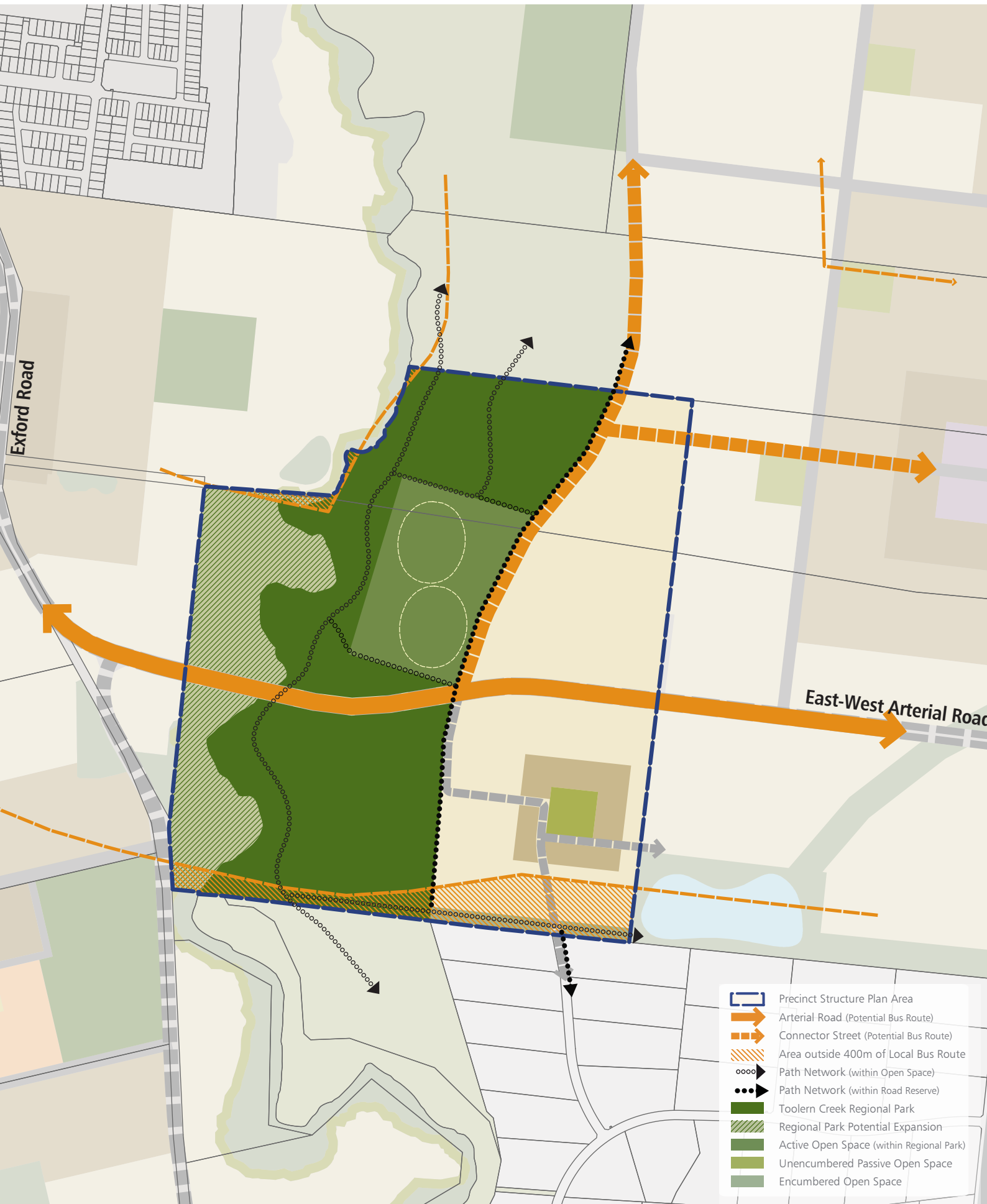
OPEN SPACE	
R11	To facilitate passive surveillance; the regional park, any local parks, the linear drainage corridor and wetland reserve (to southeast corner of precinct), must be adjoined by a road.
R12	An appropriate mix of park infrastructure including items such as playgrounds, shelters, seating, rubbish bins, BBQs, picnic tables and toilets must be provided to the satisfaction of the responsible authority.
R13	<p>All land owners must provide a public open space contribution equal to 2.6% of Net Developable Area (NDA) upon subdivision of land in accordance with the following:</p> <ul style="list-style-type: none"> Where land is required for unencumbered open space purposes as shown in Plan 3 and specified in Table 4 and is less or equal to 2.6% of NDA that land is to be transferred to Council at no cost; Where no land or less than 2.6% of NDA is shown in Plan 3 and specified in Table 4, a cash contribution is to be made to Council to bring total open space contribution to a value equal to 2.6% of NDA. The cash contribution is to be made at a rate of \$330,000 per NDHa; Where land required for unencumbered open space purposes as shown in Plan 3 and specified in Table 4 is more than 2.6% of NDA, Council will pay an amount equivalent to the value of the additional land being provided by that property.
NATURAL SYSTEMS	
R14	The layout and design of the drainage corridor must be to the satisfaction of Council and Melbourne Water.
R15	A Growling Grass Frog Conservation Management Plan must be prepared for the area shown as 'Indicative Growling Grass Frog Conservation Management Plan Area' on Plan 2 - Future Urban Structure Plan.
COMMUNITY FACILITIES	
R16	A multi-purpose pavilion must be provided within the Toolern Creek Regional Park as detailed in the Precinct Infrastructure Plan (PIP)

GUIDELINES

COMMUNITY FACILITIES	
G7	Local parks and playgrounds should be delivered in the early stages of each neighborhoods development.
G8	The proposed pavilion should be planned and designed to have the flexibility and capacity to meet the changing needs of the community and provide for a range of community uses.

Table 1: OPEN SPACE INVENTORY

Description	Location	Responsibility
Passive open space (1 hectare)	South of East-West Arterial	Shire of Melton
Linear drainage corridor, including path	Along southern boundary of the precinct	Shire of Melton
Toolern Regional Park, including 10 hectares active open space	Western part of the precinct	Parks Victoria



- Precinct Structure Plan Area
- Arterial Road (Potential Bus Route)
- Connector Street (Potential Bus Route)
- Area outside 400m of Local Bus Route
- Path Network (within Open Space)
- Path Network (within Road Reserve)
- Toolern Creek Regional Park
- Regional Park Potential Expansion
- Active Open Space (within Regional Park)
- Unencumbered Passive Open Space
- Encumbered Open Space

plan 4

public transport & walking trails
toolern park precinct structure plan

1:10000@A3

0 50 100 200 300m



3.3 Transport, water, and utilities

REQUIREMENTS

TRANSPORT: PUBLIC TRANSPORT	
R17	Bus stop facilities must be constructed by development proponents as part of the subdivision works (prior to the issue of a statement of compliance for the relevant stage) in accordance with the requirements of the Public Transport Guidelines for Land Use and Development to the satisfaction of the Director of Public Transport.
R18	The facilities must be provided with DDA compliant direct and safe pedestrian access connected to an existing pedestrian / shared path.
R19	The facilities must be designed as an integral part of activity centres and activity generating land uses, such as schools, sports fields and employment areas.

REQUIREMENTS

TRANSPORT: STREET NETWORK	
R20	Roads must be constructed in accordance with the Road Cross Section Figures in this PSP.
R21	Blocks lengths must not exceed 200 metres. Intervals between blocks may take the form of either a trafficable street or pedestrian passage of no less than four metres in width.
R22	Provide a fully signalised, three-way intersection at the intersection of the East-West Arterial and the north-south (park edge) connector road as detailed in the Precinct Infrastructure Plan (PIP)
R23	Land must be set aside for the ultimate East-West Arterial reserve for the length of the alignment through the precinct.
R24	Driveway access to lots fronting arterial roads must be provided from service roads, local roads or rear lanes only.

GUIDELINES

TRANSPORT: STREET NETWORK	
G9	Streets should not terminate in cul-de-sacs.
G10	The potential for a local street connection to the Strathulloh Estate should be maintained as part of the subdivision design process.

REQUIREMENTS

TRANSPORT: ROAD NETWORK THROUGH REGIONAL PARK	
R25	Provide north-south pedestrian connections under the bridge on both sides of Toolern Creek.
R26	Landscaping along the East-West Arterial must minimise the visual impact of the road on the regional park.
R27	Locate the East-West Arterial bridge to avoid native vegetation in and adjacent to the Toolern Creek, where possible.
R28	Bridge design and materials must be sympathetic to adjacent open space areas.

GUIDELINES

TRANSPORT: ROAD NETWORK THROUGH REGIONAL PARK	
G11	Minimise noise impacts through bridge design or acoustic attenuation measures.
G12	The design of the bridge should not create a barrier between the northern and southern sections of the Regional Park.



plan 5

road network

toolern park precinct structure plan

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REQUIREMENTS

TRANSPORT: WALKING & CYCLING

R29	Pedestrian paths must be provided on both sides of connector and access streets.
R30	Pedestrian and cycle crossing points must be provided at all intersections.
R31	Provide a shared trail within the linear drainage reserve, to connect with the Regional Park trail network.

GUIDELINES

TRANSPORT: WALKING & CYCLING

G13	Location of pedestrian and cycle paths should make the best use of opportunities for passive surveillance.
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REQUIREMENTS

WATER

R32	Final design of linear drainage reserve must be approved by both Council and Melbourne Water.
R33	Existing flow regimes (flow, intensity, duration etc) must be maintained at pre-development levels.

GUIDELINES

WATER

G14	Corridors and buffers along waterways should be managed to protect water quality and public health and safety.
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REQUIREMENTS

UTILITIES

R34	New substations must be identified at the subdivision design response stage to ensure effective integration with the surrounding neighbouring and to minimise amenity impacts.
R35	All new electricity supply infrastructure (excluding substation and cables with a voltage greater than 66kv) must be provided underground.

GUIDELINES

UTILITIES

G15	Electricity substations should be located outside of key view lines and screened with vegetation.
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Table 2: DRAFT PRECINCT INFRASTRUCTURE PLAN

Group	Category	Title	Description	Lead Agency	Timing: S=2010- 13M=2015-18 L=2020+	Indicative Costs (\$m 2010)
Transport	Road	East West Arterial – Toolern Creek to Ferris Road	Construct new 2 lane carriageway of divided secondary arterial road (38m road reserve, length 400m). *Interim layout* purchase of land to increase reserve width from 0m to 38m for 400m (ultimate)	Shire of Melton	S - M	\$5.24m
Transport	Road	East West Arterial – Exford Rd to Toolern Creek	Construct new 2 lane carriageway of divided secondary arterial road (38m road reserve, length 1680m). *Interim layout* purchase of land to increase reserve width from 0m to 38m for 1680m (ultimate)	Shire of Melton	S - M	\$7.81 m
Transport	Bridge	East West Arterial Bridge	2 lane bridge over Toolern Ck, abutments and street lighting (12m wide concrete structure, deck length 91.5m)	Shire of Melton	S - L	\$5.24m
Transport	Intersection	East West Arterial and north-south connector road	*interim layout* construction of signalised T-intersection and slip lane	Shire of Melton	S - M	\$798,000
Public Transport	Bus	Toolern Bus Service	Progressive extension of local bus service to the precinct	Dept of Transport	S - M	TBC
Public Transport	Bus	Bus Stops	Provision of bus stops	Relevant development proponent	S - M	TBC
Community Services	Community Centre	Construction	Expansion of proposed community centre at Toolern Community Hub 3	Shire of Melton	S - M	\$6.9m
Open Space	Passive Parks	Passive Park Construction	Basic improvement to OS (earthworks, grading, paths, seeding etc)	Relevant development proponent	S	Determined through future approvals
Open Space	Passive Parks	Linear drainage corridor	Basic improvement to OS (earthworks, grading, paths, seeding etc)	Relevant development proponent	S	Determined through future approvals
Open Space	Active Open Space	Pavilion (including community meeting space)	Construction of pavilion to serve future regional active playing fields	Shire of Melton	S - M	\$3.5m
Open Space	Active Open Space	Regional Park	Establishment of Toolern Creek Regional Park	Parks Victoria	S	unknown

3.4 Precinct infrastructure

The Precinct Infrastructure Plan (PIP) at Table 4 below sets out the infrastructure and services required to meet the needs of development of the precinct. The infrastructure items and services are to be provided through a number of mechanisms including:

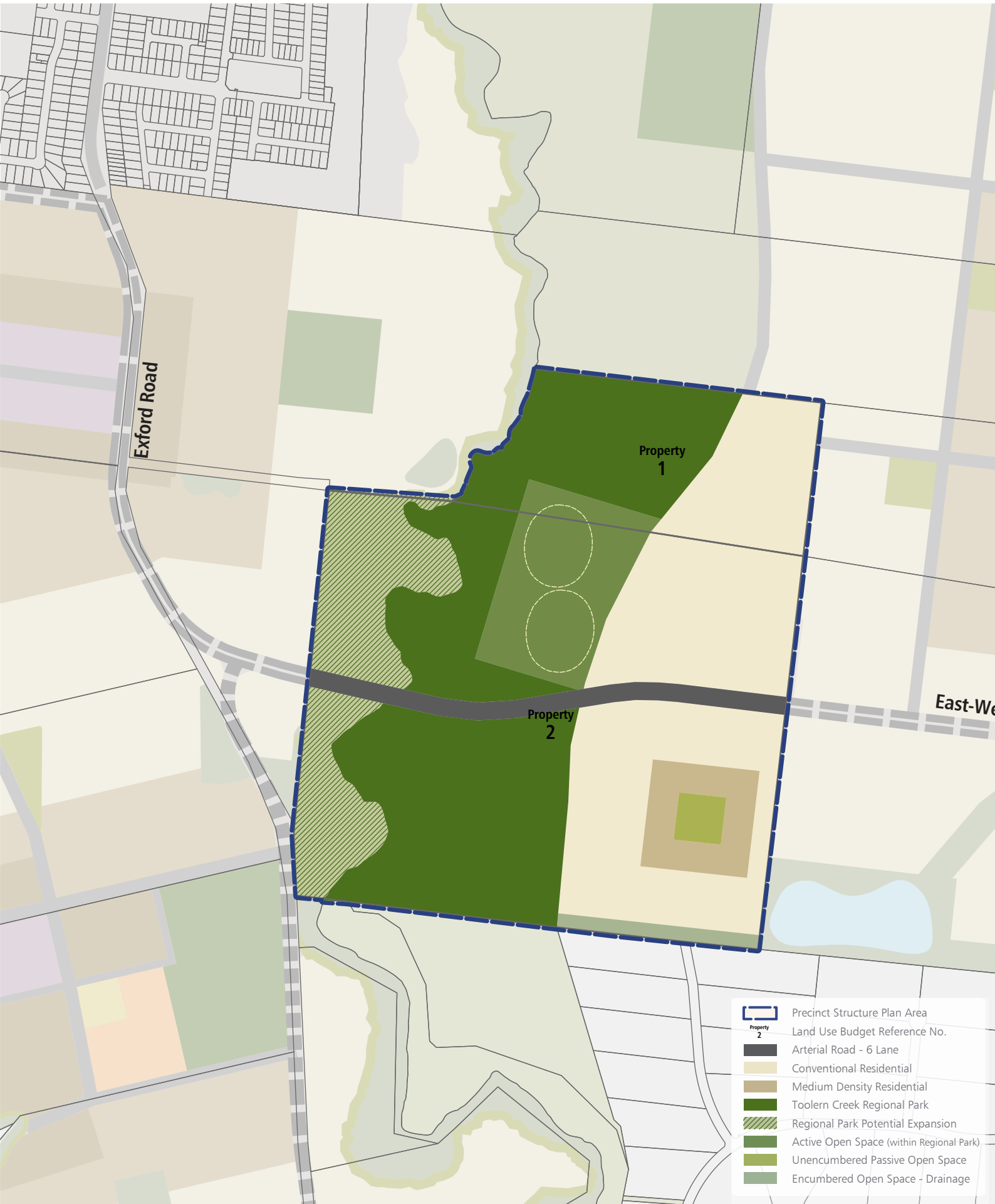
- Subdivision construction works by developers;
- Agreement under Section 173 of the Act;
- Utility service provider requirements; and
- Capital works projects by Council, State government agencies and non-government organizations.

Funding and delivery of three of the projects included in the PIP (pavilion, intersection, and expansion of community centre) will be determined via S173 agreement between the Shire of Melton and the developer. The remaining Arterial Road and Bridge projects will be funded through the Toolern Development Contributions Plan (DCP).

REQUIREMENTS

INFRASTRUCTURE DELIVERY

R36	<p>As part of subdivision construction works, new development must provide and meet the total cost of delivering the following infrastructure:</p> <ul style="list-style-type: none"> • Connector roads and local streets. • Local bus stop infrastructure • Landscaping of all existing and future roads and local streets. • Intersection works and traffic management measures along arterial roads, connector streets, and local streets. • Council approved fencing and landscaping (where required) along arterial roads. • Local pedestrian and bicycle paths along local arterial roads, connector roads and local streets and within local parks (except those included in the Development Contributions Plan). • Bicycle parking facilities in convenient locations at key destinations such as parks and activity centres. • Basic improvements to local parks / open space including leveling, grassing, tree planting and local paths consistent with the Councils required construction standards. • Local drainage systems and associated pedestrian bridges. • Infrastructure as required by utility services providers including water, sewerage, drainage (except where the item is funded through a Drainage Scheme) , electricity, gas, and telecommunications
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- Precinct Structure Plan Area
- Land Use Budget Reference No.
- Arterial Road - 6 Lane
- Conventional Residential
- Medium Density Residential
- Toolern Creek Regional Park
- Regional Park Potential Expansion
- Active Open Space (within Regional Park)
- Unencumbered Passive Open Space
- Encumbered Open Space - Drainage

APPENDICES

A DEMOGRAPHIC PROJECTIONS & LAND BUDGET

For the Toolern Park PSP the Net Developable Area (NDA) has been established by deducting the land requirements for community facilities and open space (active and passive) from the Gross Developable Area (GDA). The NDA for the Toolern Park Precinct is 38.67 hectares which equates to approximately 36.24% of the PSP area.

The land budget shows that the PSP achieves a lot density of 15 dwellings per Net Developable Hectare (NDHa).

The PSP will ultimately yield approximately 580 lots including 88 lots less than 300 square metres.

Based on an average household size of 2.8 persons (Victoria in Future 2008), the future population of the PSP is estimated at approximately 1624 people.

See Table 3 – Summary Land Use Budget and Table 4 - Property Specific Land Use Budget.

Table 3: Summary Land Use Budget

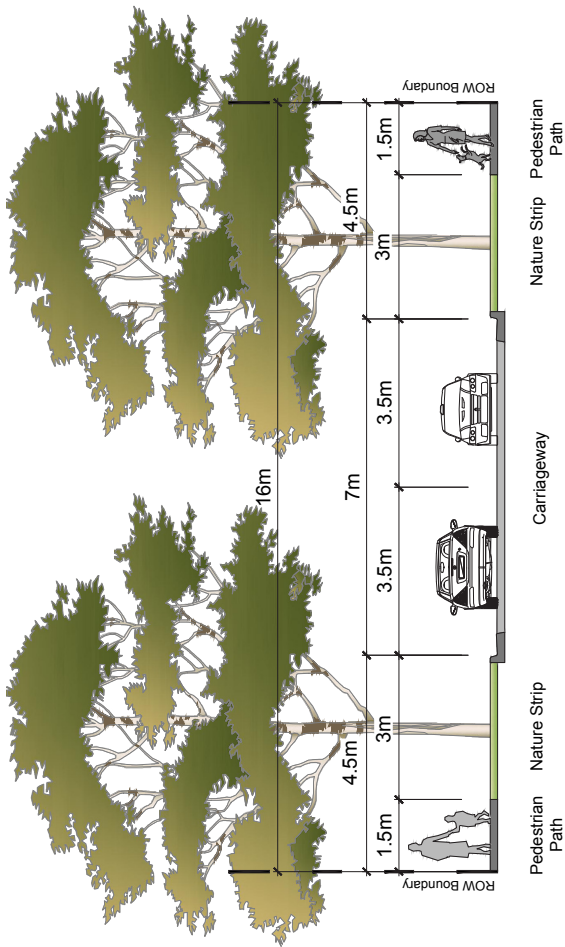
DESCRIPTION	Hectares	% of Total Area	% of NDA
TOTAL PRECINCT AREA (ha)	106.66	100.0%	
TRANSPORT			
4 Lane Arterial Roads	3.87	3.63%	10.01%
Sub-total	3.87	3.63%	10.01%
OPEN SPACE			
Passive parks	1.00	0.9%	2.59%
ENCUMBERED LAND AVAILABLE FOR RECREATION			
Drainage corridor	1.25	1.17%	3.23%
Sub-total	2.25	2.1%	5.82%
OTHER			
Toolern Regional Park	48.33	45.31%	124.98%
Potential Regional Park Expansion	13.54	12.69%	35.01%
Sub-total	61.87	58.01%	159.99%
NET DEVELOPABLE AREA (NDA) ha	38.67	36.26%	
HOUSING			
	Hectares	Dwellings	Dw/Ha
Other	35.17	492	14
Suburban	3.50	88	25
Sub-total	38.67	580	15.00
Totals Residential Yield Against NDA	38.67	580	15.00

Table 4: Property Specific Land Use Budget

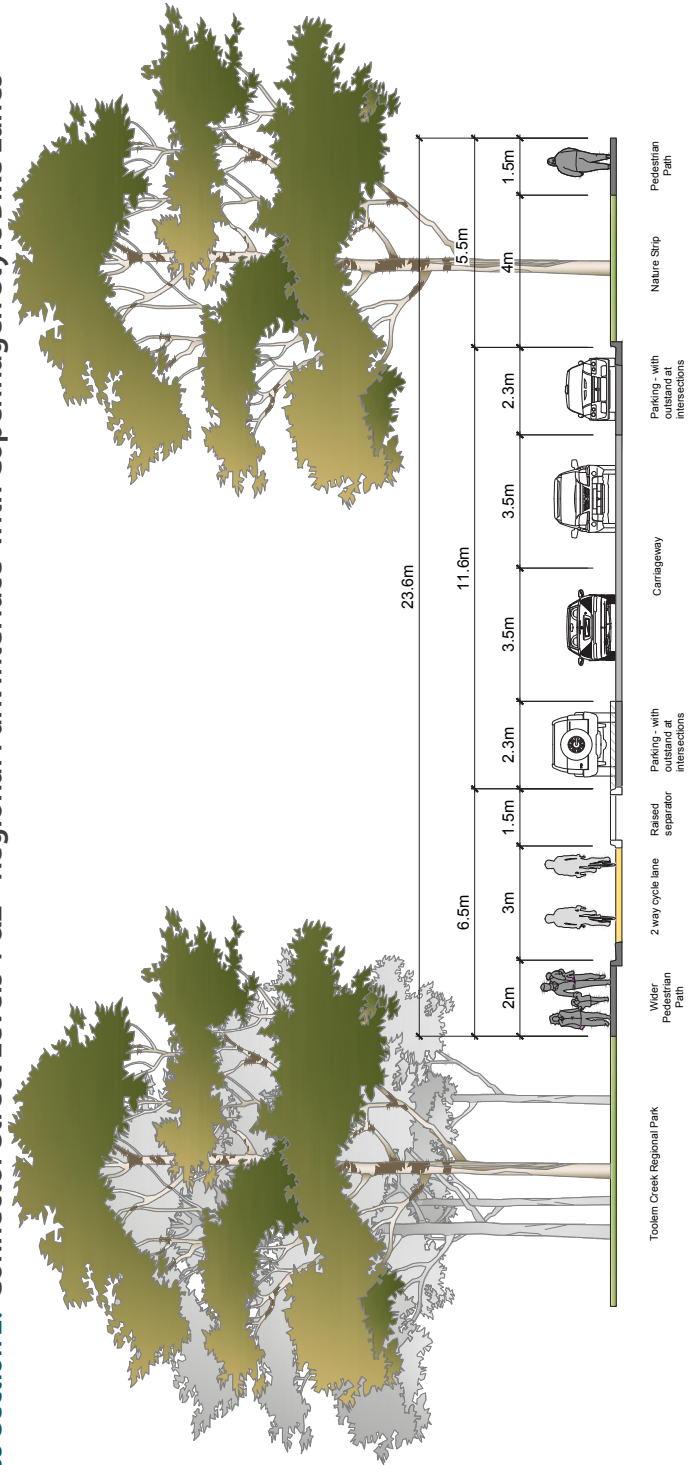
PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT	OTHERS		ENCUMBERED LAND AVAILABLE FOR RECREATION	UNENCUMBERED LAND FOR RECREATION	TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES				OPEN SPACE DEL TARGET %	DIFFERENCE	DIFFERENCE AREA HA
		4 LANE ARTERIAL ROAD / WIDENING	TOOLERN REGIONAL PARK	POTENTIAL REGIONAL PARK EXPANSION	WATERWAY / DRAINAGE / WETLAND / RETARDING	PASSIVE OPEN SPACE		NET DEVP AREA % OF GPA	ACTIVE OPEN SPACE % NDA	PASSIVE OPEN SPACE % NDA	TOTAL PASSIVE & ACTIVE OPEN SPACE %			
1	20.98	0.00	13.31	0.00	0.00	0.00	7.67	36.56%	0.00%	0.00%	0.00%	2.59%	-2.59%	-0.198
2	85.68	3.87	35.02	13.54	1.25	1.00	31.00	36.18%	0.00%	3.23%	3.23%	2.59%	0.64%	0.198
Sub-total	106.66	3.87	48.33	13.54	1.25	1.00	38.67	36.26%	0.00%	2.59%	2.59%	2.59%	0.00%	0.000
TOTAL	106.66	3.87	48.33	13.54	1.25	1.00	38.67	36.26%	0.00%	2.59%	2.59%			

B ROAD CROSS SECTIONS

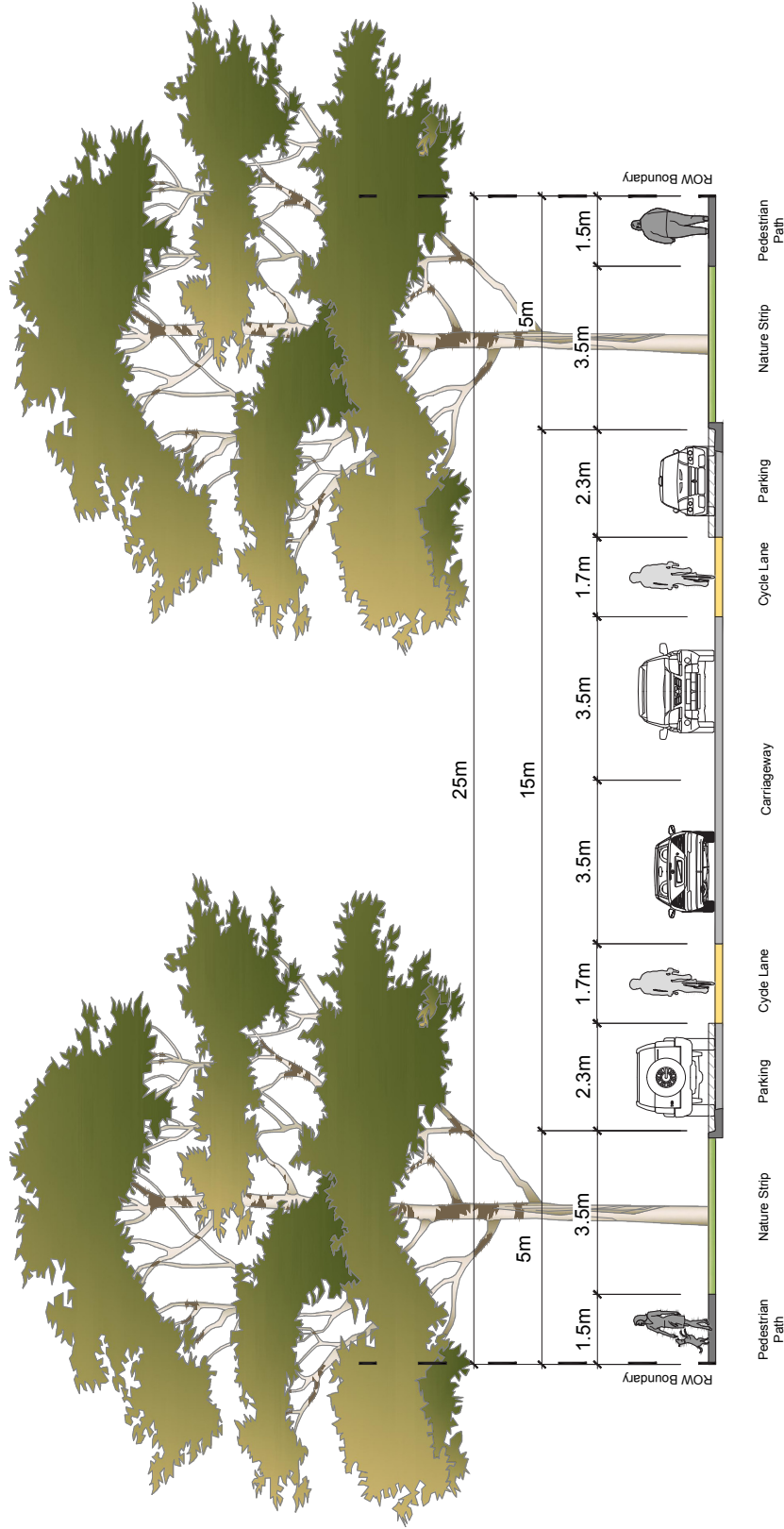
Cross-Section 1: Access Road Level 1



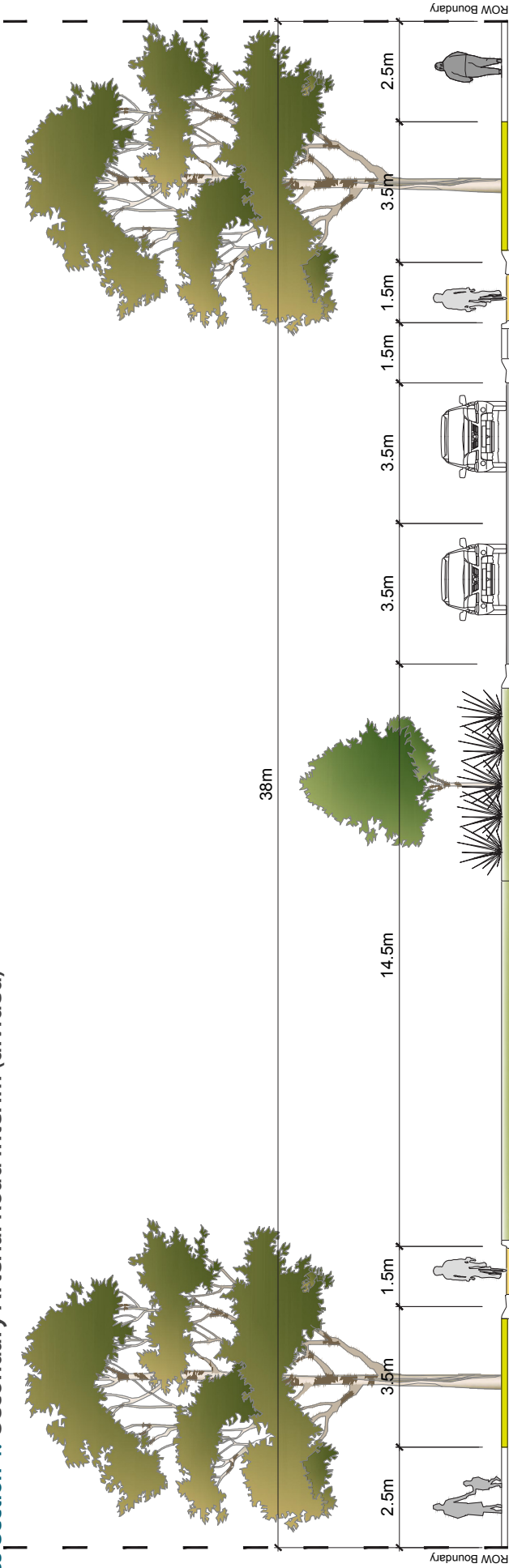
Cross-Section 2: Connector Street Levels 1 & 2 - Regional Park Interface with Copenhagen Style Bike Lanes



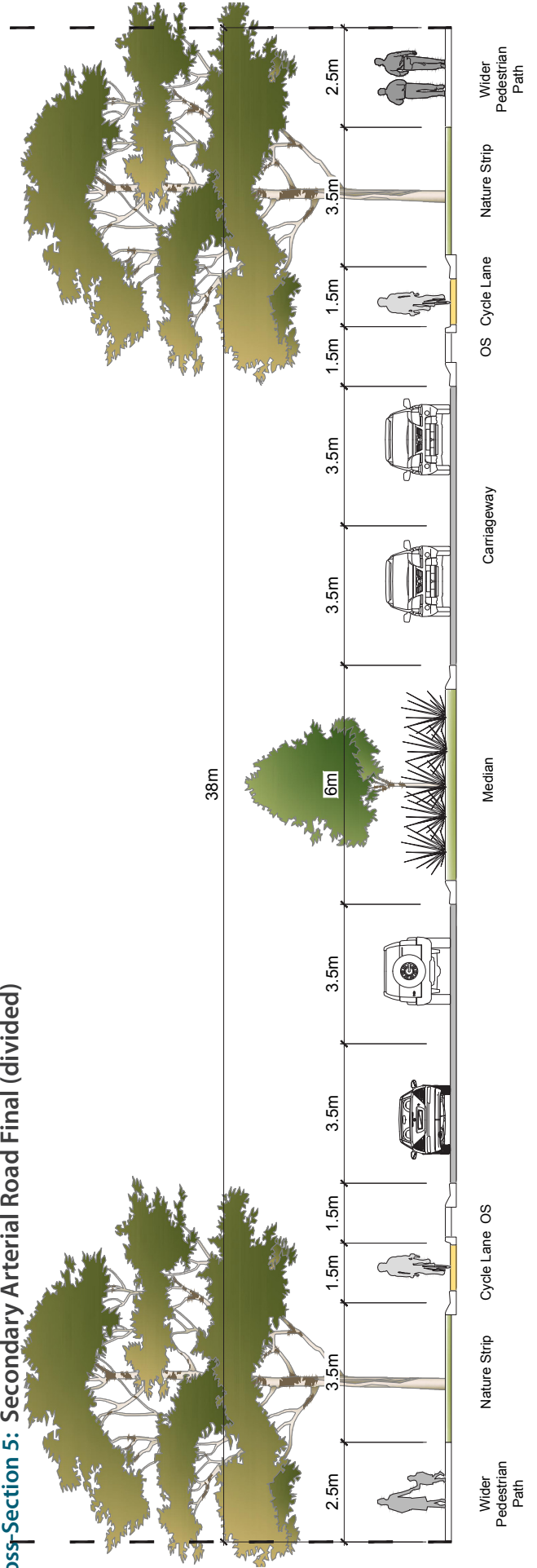
Cross-Section 3: 4 Lanes Arterial Road



Cross-Section 4: Secondary Arterial Road Interim (divided)



Cross-Section 5: Secondary Arterial Road Final (divided)



C SMALL LOT HOUSING CODE

for construction of a single Class 1 building and associated Class 10a buildings on an allotment

1 MAXIMUM STREET SETBACK

(1) A new Class 1 building must not be set back from the front street alignment more than the minimum street setback specified in Table 2 plus 500mm.

2 MINIMUM STREET SETBACKS

- (1) A building must be set back from a front street alignment not less than the distance specified in Table 1.
- (2) A garage door that is accessed from the front street must be setback from the front wall of the dwelling by at least 800mm.

Table 1: Street setbacks

Description of the land in the PSP or subdivision permit	Minimum setback from front street alignment	Minimum setback from a side street alignment
Medium density	3m 4m for a building facing a declared road	1.5m
High density	4m for a building facing a declared road	1m

(2) The following may encroach into the setback distance and in to the side setback distance required by standard 2(1) by not more than 1.5m

- (a) porches, verandahs and pergolas that are open on at least 2 sides: and
 - (i) have a maximum height of less than 3.6m above natural ground level; and
 - (ii) have a width of no more than 60% of the frontage of the lot or 4m whichever is the greater;
- (b) eaves, fascia and gutters;
- (c) sunblinds and shade sails;
- (d) decks, steps or landings less than 800mm in height; and

(3) Roofed balconies at the second storey and above that have a width of less than 60% of the width of the frontage of the allotment may project in to the setback distance required by standard 2(1) by no more than 1m.

(3) In this standard, street does not include lane, footway, alley or right of way.

3 BUILDING HEIGHT

(1) The height of a building must not exceed

(a) 11m if the slope of natural ground level at any cross section of the site of the building that is wider than 4m and is 2.5° or more;

and

(b) 10m in any other case.

4 SITE COVERAGE

Buildings must not occupy more of the lot than the site coverage specified in Table 2.

Table 2: Site Coverage

Description of the land in the PSP or subdivision permit	Site coverage
Medium density	90% The percentage may be calculated as the average of lots that have simultaneously constructed attached dwellings.
High density	100%

5 PERMEABILITY

(1) If a building is to be constructed on a lot, the area of the lot that can be covered by impermeable surfaces must not exceed the area specified in Table 3.

Table 3: Permeability

Description of the land in the PSP or subdivision permit	Impermeable surfaces
Medium density	90% The percentage may be calculated as the average of lots that have simultaneously constructed attached dwellings.
High density	100%

6 CAR PARKING

(1) If a new building is to be constructed on a lot provision must be made for the number of carparking spaces specified in Table 6.

Table 4 : Car parking

Description of the land in the PSP or subdivision permit	Car parking spaces
Medium density	1 covered car space if the building has two or less bedrooms 2 car spaces of which 1 must be covered if the building has 3 bedrooms or more
High density	1 covered car space

(2) The car spaces required under standard 6(1) must be accessible from a public street or laneway.

(3) If 2 car parking spaces are required under standard 6(1) —

(a) one space must be at least 6m long and 3.5m wide; and

(b) the second space must be at least 4.9m long and 2.6m wide.

(5) Part of a building may project into a car parking space if it is at least 2.1m above that space.

(6) Despite standard 6(3), if the 2 required car parking spaces adjoin each other in a garage or carport or in a space constrained by walls, the double space must be 5.5m in width.

(7) Vehicle access to a car space or garage on a lot with a frontage of less than 6.0m must be from the rear of the lot.

7 SIDE AND REAR SETBACKS

(1) A building must be set back from a side or rear boundary not less than the distance specified in respect of that boundary in Table 5.

Table 5: Side and Rear Setbacks

Building height at any point	Minimum setback from side or rear boundary at that point
3.6m or less	1m
More than 3.6m but not more than 6.9m	1m plus an additional distance calculated at the rate of 300mm for every metre of height over 3.6m
More than 6.9m	2m plus an additional distance calculated at the rate of 1m for every metre of height over 6.9m

(3) The following may encroach into the setback distance required by Table 7 by not more than 500mm—

- (a) porches and verandahs;
- (b) masonry chimneys;
- (c) sunblinds;
- (d) flues and pipes;
- (e) domestic fuel tanks and water tanks;
- (f) heating and cooling equipment and other services;
- (g) eaves and fascias.

(4) The following may encroach into the setback distance required by Table 7 —

- (a) landings with an area of not more than 2m² and less than 1m high;
- (b) unroofed stairways and ramps;
- (c) pergolas;
- (d) shade sails;
- (e) eaves fascia gutters not more than 600mm in total width.

(5) This standard does not apply to a wall that complies with Standard 8.

8 WALLS ON BOUNDARIES

(1) This standard applies to the construction of—

- (a) a wall on or within 200mm of a side or rear boundary of a lot; or
- (b) a carport constructed on or within 1m of a side or rear boundary of a lot and which is open on the side facing the boundary or boundaries.

(2) The maximum height of the wall or the carport (as the case may be) must not exceed 3.6m.

(3) Notwithstanding standard 8(2) the height of the wall may exceed 3.6m where:

- (a) a wall is simultaneously constructed on an adjoining lot on or within 200mm of the boundary or a wall exists on or within 200mm of the boundary; and
- (b) the height difference between the existing and new wall or simultaneously constructed walls does not exceed 3.6m; and
- (c) the length of a wall does not exceed the length of a simultaneously constructed wall by more than 2m.

9 DAYLIGHT TO EXISTING HABITABLE ROOM WINDOWS

(1) A building must be set back from a habitable room window in an existing building on an adjoining lot to provide for a light court to the window that has a minimum area of 3m² and a minimum dimension of 1m clear to the sky.

(2) For the purposes of standard 9(1) eaves that encroach no more than 500mm in to the light court are clear to the sky.

10 SOLAR ACCESS TO EXISTING NORTH-FACING WINDOWS

(1) If—

- (a) a building is to be constructed on a lot; and
- (b) a north facing window is to be constructed above ground level; the window must be setback from a rear or side boundary in accordance with Table 7.

(2) In this regulation north means true north.

(3) For the purposes of standard 10(1), a north-facing window is a window with an axis perpendicular to its surface orientated between north 20° west to north 30° east.

(4) The following may encroach into the set back distance required by standard 10(1) by no more than 500mm

- (a) flues and pipes;
- (b) domestic fuel tanks and water tanks;
- (c) heating and cooling equipment and other services
- (e) eaves, fascias and gutters.

11 OVERSHADOWING OF RECREATIONAL PRIVATE OPEN SPACE

- (1) If private open space is provided at the side or rear of a building the private open space must have a minimum of area of 6m² with a minimum dimension of 2m that has direct sunlight at noon on 22 September.
- (2) A building must not reduce the sunlight to the private open space of an existing building on an adjoining lot to less than the required minimum under standard 11(1).
- (3) For the purposes of standard 11(1) the length of the shadow cast by walls and fences shall be:
- (i) $0.9h$ when measured perpendicular to the fence or wall, where h is the height of the wall;
- and
- (ii) the sun is true north.

12 OVERLOOKING

- (1) A habitable room window at the second storey or above that faces a side or rear boundary must:
- (a) be set back from side and rear boundaries by at least 4.5m; or
 - (b) have a sill height at least 1.7m above floor level; or
 - (c) have obscure glazing in any part of the window below 1.7m above floor level.
- (2) If a habitable room window faces a lane, footway, alley or right of way the setback required in standard 12(1)(a) may be reduced to half of the width of the lane, footway, alley or right of way.
- (3) A raised open space must be:
- (a) set back 4.5m from a side or rear boundary; or
 - (b) obscured to a height of at least 1.7m at any part of the perimeter of the raised open space that is within 4.5 metres of a side or rear boundary.
- (4) If a raised open space faces a lane, footway, alley or right of way the setback required in standard 12(3)(a) may be reduced to half of the width of the lane, footway, alley or right of way.
- (5) In this standard — raised open space means a landing with an area of more than 2m², a balcony, a terrace, a deck or a patio.

13 DAYLIGHT TO HABITABLE ROOM WINDOWS

(1) A habitable room window of a building on a lot must face—

- (a) an outdoor space or light court with a minimum area of 3m² and a minimum dimension of 1m clear to the sky, not including land on an adjoining lot; or
- (b) a verandah on the lot if it is open for at least one third of its perimeter; or
- (c) a carport on the lot if—
 - (i) it has 2 or more sides open; and
 - (ii) it is open for at least one third of its perimeter.

(2) For the purposes of standard 13(1), a side of a carport or verandah may be taken to be open if the roof covering of the carport or verandah adjacent to that side is not less than 500mm from another building on the lot or the adjoining lot boundary.

(3) For the purposes of standard 13(1)(a) eaves, fascias and gutters that project no more than 500mm in to the light court are clear to the sky.

14 PRIVATE OPEN SPACE

(1) If a building on a lot has three or more bedrooms it must have

- (a) at least 25m² of private open space at the side or rear of the building with a minimum dimension of 3m; or
- (b) a balcony of least 12m² of private open space with a minimum dimension of 3m; or
- (c) a roof-top area of 12m² of private open space with a minimum dimension of 3m.

(2) If a building on a lot has two or less bedrooms it must:

- (a) have at least 15m² of private open space at the side or rear of the building with a minimum dimension of 3m; or
- (b) a balcony or rooftop area that is at least;
 - (i) 10% of the floor area of the building excluding garages and carports; or
 - (ii) 6m² with a minimum dimension of 2m - whichever is the greater.

(3) Private open space other than a rooftop area must be accessible from a dining room or living room.

(4) A roof top area that is private open space is not an additional storey.

15 GARAGES DOORS AND OPENINGS

(1) If a garage faces the front street alignment of a lot:

- (a) the width of garage doors or openings must be less than 50% of the width of the lot frontage of the lot; or
- (b) the area of garage doors or openings must be less than 25% of the area of the front façade of the building.

(2) For the purposes determining the width of the frontage under standard 15(1)(a) if the lot is irregular the frontage is the average width of the front and rear boundaries of the lot.

(3) The area of the façade of the building under standard 15(1)(b) is measured from a two dimensional elevation plan and excludes any roof area.

16 FRONT STREET FAÇADE

(1) No less than 25% of the area of the front façade of a building must be setback from the front wall by at least 300mm when measured from the front street.

(2) The front façade of a building must have either:

- (a) balconies, pergolas, fins, sunhoods or screens that have a minimum depth of 300mm and a minimum aggregate dimension of 3m; or
- (b) one or more different colours on at least 25% of the area of the front façade; or
- (c) one or more different finishes on at least 10% of the area of the front façade.

(3) In this standard the area of the front façade does not include any area of garage doors or openings.

(4) For the purposes of standard 16(2)(b) and 16(2)(c) the area of doors and windows are not included as different colours and finishes.

(5) In this standard front façade means a wall or walls of a building including the front wall that faces the front street.

(6) In this standard front wall means part of the front façade being the wall of a building that is closest to the front street.

17 SIDE FAÇADE

(1) If a wall of a building faces a side street and the wall is more than 10m in length, for each 10m length of wall no less than 10% of the area of the wall must:

- (a) be set back by at least 300mm; or
- (b) have at least 1 different colour to the balance of the wall; or
- (c) have at least 1 different finish to the balance of the wall.

18 FRONT FENCE HEIGHT

(1) The height of a fence, or part of a fence, that is within 3m of the street alignment at the front of that lot must not exceed the relevant maximum height specified in Table 6.

Table 6: Front fence height

Street type	Maximum fence height
A declared road	2m
Any other street	1.2m

19 FENCE SETBACKS FROM SIDE AND REAR BOUNDARIES

(1) A fence must be set back from a side or rear boundary not less than the distance specified in respect of that boundary in Table 7.

Table 7: Side and Rear Setbacks

Fence height at any point	Minimum setback from side or rear boundary at that point
More than 3.6m	1m
More than 3.6m but not more than 6.9m	1m plus an additional distance calculated at the rate of 300mm for every metre of height over 3.6m
More than 6.9m	2m plus an additional distance calculated at the rate of 1m for every metre of height over 6.9m

20 FENCES ON OR WITHIN 150MM OF SIDE OR REAR BOUNDARIES

- (1) This standard applies to the construction of a fence on or within 150mm of a side or rear boundary of a lot.
- (2) The maximum height of a fence must not exceed 3.6m.

21 FENCES ON STREET ALIGNMENTS

- (1) A fence within 9m of a point of intersection of street alignments and must not exceed a height of 1m above the footpath.
- (2) A fence facing on or within 150mm of a side street alignment must not:
 - (a) exceed 2m in height; and
 - (b) be constructed with solid, non-permeable materials for more than 65% of the length of the side boundary and the remaining 35% of the length of the side boundary must not be constructed with materials that are more than 85% solid.
- (3) A fence adjacent to a street alignment or public open space must not contain barbed wire or other sharp protrusions unless—
 - (a) despite standard 20(1), the fence is set back at least 150mm from the street alignment or boundary of the public open space; or
 - (b) the barbed wire or other sharp protrusion is at a height of at least 2m above the level of the street or public open space.

22 FENCES AND DAYLIGHT TO WINDOWS IN EXISTING BUILDING

- (1) A fence more than 2m in height must be set back from a habitable room window in an existing building on an adjoining lot to provide for a light court to the window that has a minimum area of 3m² and a minimum dimension of 1m clear to the sky.
- (2) For the purposes of standard (1) eaves that encroach no more than 500mm in to the light court are clear to the sky.

23 FENCES AND SOLAR ACCESS TO EXISTING NORTH-FACING HABITABLE ROOM WINDOWS

- (1) This standard applies if—
 - (a) a fence more than 2m in height is to be constructed on a lot; and
 - (b) a north-facing habitable room window or part of a window of an existing building on an adjoining lot is within 3m of a boundary of the lot on which the fence is to be constructed; and
 - (c) the window is orientated towards the boundary.
- (2) The proposed fence must be set back from the boundary not less than 1m for a distance of 3m from the edge of each side of the window or that part of the window that is within 3m of the boundary.
- (3) For the purposes of standard 24(1), a north-facing window is a window with an axis perpendicular to its surface orientated between north 20° west to north 30° east.
- (4) In this standard north means true north.

24 FENCES AND OVERSHADOWING OF RECREATIONAL PRIVATE OPEN SPACE

- (1) Further to standard 24, a fence more than 2m in height must not reduce the sunlight to a private open space of an existing building on an adjoining lot to the extent that less than the required

minimum area under standard 11.

25 MASTS, POLES ETC.

A mast, pole, aerial, antenna, chimney, flue, pipe or other service pipe must not exceed a height of:

- (a) 3m above the highest point of the roof of the building; or
- (b) 8m above ground level when not attached to a building.

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