

22.13 CLAYTON SOUTH FRAMEWORK POLICY03/12/2009
C108

This policy applies to the precinct areas shown on the accompanying Map 1 that forms part of this clause.

This policy should be read in conjunction with the Residential Development Policy at Clause 22.11.

22.13-1 Policy basis19/01/2006
VC37

This policy:

- Applies the following SPPF objectives to local circumstances:
 - Settlement (Clause 14).
 - Medium density housing (Clause 16.02).
 - Industry (Clause 17.03).
 - Declared highways, railways and tramways (Clause 18.01).
 - Design and built form (Clause 19.03).
- Builds on the MSS objectives in Clause 21.05-3 relating to:
 - Promoting innovative, high quality medium density housing in identified Residential Opportunity Areas on the Land Use Framework Plan.
 - Improving the quality of residential environments by protecting and improving the character of local neighbourhoods.
 - Encouraging innovative redevelopment and renewal of deteriorating housing stock and older, high density flats/villa unit developments.
 - Managing the interface between residential development and industrial areas.
- Builds on the MSS objectives in Clause 21.07-3 relating to:
 - Ensuring the redevelopment of smaller pockets of industrial land located within close proximity to residential areas, for innovative residential or mixed use development, taking into account local environmental and amenity issues.
 - Ensuring that industrial development does not adversely impact on the amenity and safety of adjoining land uses.
- Builds on the MSS objectives in Clause 21.12-3 relating to:
 - Encouraging opportunities for non-car based travel by maximising access to public transport, pedestrian and cycling routes.
 - Protecting the amenity of residential areas by minimising interaction between industrial traffic and residential areas.
- Applies the objectives of the Clayton South Urban Design Framework Plan, May 2003.

The purpose of this policy is to implement the objectives and principles of the *Clayton South Urban Design Framework Plan* and to provide policy guidance on how land use, siting and design should respond to meet the desired objectives. The *Clayton South Urban Design Framework Plan* provides guidance on the desired future urban structure and development in the area. The Framework Plan identifies structural changes, improvements to the public realm and guidelines for medium density housing development.

22.13-219/01/2006
VC37**Objectives****General objective**

- To improve the attractiveness and function of the area by upgrading the public realm and promoting high standards of design for new development.

Land use

- To promote a vibrant urban village focused on land between the Westall station and the Rosebank Avenue shopping strip comprising a mix of medium density housing, commercial activity and public open space.
- To consolidate retail functions within the existing strip shopping centre in Rosebank Avenue.
- To encourage a mix of medium density housing and non-residential uses on Centre Road.
- To minimise conflict between activities in established industrial areas and nearby residential areas.

Residential density and housing type

- To encourage medium density housing in areas close to the Westall station, the Rosebank Avenue shopping strip and the Clayton shopping centre.
- To promote a range of dwelling densities and housing types that cater for a broad range of household types and that are responsive to the preferred future character of each precinct.
- To provide reasonable access to low cost housing for low income households.

Public realm improvements

- To improve the pedestrian amenity and public safety of the area by encouraging development that visually addresses the public realm, including the provision of an access way along the northern edge of Keeley Park.
- To improve the public realm in front of the Rosebank Avenue shopping strip to attract investment and improve the retail function of the centre.

22.13-319/01/2006
VC37**Policy****Precinct 1: Residential A**

The policy for housing in this precinct is to:

- Limit change to an incremental nature.
- Ensure that medium density housing development is limited to sensitive infill development of two dwellings per averaged sized lot.
- Ensure that new residential development adjoining the Industrial 1 Zone is appropriately designed to protect its occupants from external noise from the operation of surrounding non-residential uses.

- Require new residential development to respond to the design objectives contained in the Clayton South Medium Density Housing Development Guidelines.

The preferred future character of this precinct is:

- Medium density housing that maintains the existing character of the area, in the form of single storey detached dwellings one behind the other or semi-detached houses, which address the following built form characteristics of existing development:
 - Front setbacks.
 - Roof form and pitch, and eaves.
 - Building materials and colours.
 - Window and door proportions.
- New dwellings facing streets or parks at the rear of existing properties, in the form of detached houses. It may be appropriate to incorporate a two storey component in new dwellings where the upper storey faces a park.

Precinct 2: Residential B

The policy for housing in this precinct is to:

- Limit change to an incremental nature.
- Encourage medium density housing in a form respectful of the existing character.
- Require new residential development to respond to the design objectives contained in the Clayton South Medium Density Housing Development Guidelines.

The preferred future character of this precinct is:

- Medium density housing in the form of semi-detached houses, or two or more dwellings in a single building that appears as a single 'house'.
- Development with a maximum height of two storeys.

Precinct 3: Residential C

The policy for housing in this precinct is to:

- Encourage substantial change to an area of mixed character.
- Encourage medium density housing.
- Require new residential development to respond to the design objectives contained in the Clayton South Medium Density Housing Development Guidelines.

The preferred future character of this precinct is:

- Contemporary medium density housing in the form of two storey, attached housing facing the street, or larger integrated developments.
- Consolidated lots with additional east-west links for pedestrians and vehicles.

Precinct 4: Residential D

The policy for this precinct is to:

- Limit change to an incremental nature in the area east of Audsley Street, but encourage substantial change in the remainder of the precinct.
- Promote a limited range of non-residential uses on land within the Residential 1 Zone.

- Encourage the development of diverse urban forms incorporating residential uses.
- Ensure that new development does not adversely affect the amenity of adjoining properties.
- Require new residential development to respond to the design objectives contained in the Clayton South Medium Density Housing Development Guidelines.

The preferred future character of this precinct is:

- Contemporary medium density housing in the form of apartments above commercial uses, apartment buildings and attached housing facing the street.
- Development with a maximum height of three storeys.

Precinct 5: Residential E

The policy for this precinct is to:

- Promote the transition of the precinct to a mix of uses.
- Promote medium density housing.
- Facilitate the integrated development of the site immediately south of the Westall station by rezoning the land from an Industrial 1 Zone to a Residential 1 Zone and applying appropriate overlay controls to provide for an integrated development and to ensure that the development is responsive to the physical and environmental issues affecting the site and surrounding area.
- Ensure the integrated development of the whole of the site south of the Westall station by preventing any further subdivision until a development plan in accordance with the provisions of the Development Plan Overlay over the whole site is approved.
- Ensure that the overlay controls implemented for the site south of the Westall station address land contamination and soil type issues, the provision of housing opportunities, and other site and contextual issues.
- Ensure that all new development contributes to the creation of pedestrian and/or vehicle linkages between the Westall station and Rosebank Avenue as identified in the Clayton South Urban Design Framework.
- Facilitate the creation of public open space opposite the Rosebank Avenue shopping strip.
- Ensure that primary vehicle access for commercial traffic is directed to Westall Road to mitigate traffic impacts and minimise the speed and volume of vehicle movements within the adjoining residential areas.
- Encourage appropriate compatible commercial land uses within the area. Preferred uses for this precinct are uses that have minimal adverse impacts on the amenity of nearby sensitive uses.
- Ensure that development is sensitively designed to protect the amenity of surrounding residential areas.

The preferred future character of this precinct is:

- Contemporary medium density housing in the form of apartments above commercial uses, apartment buildings and attached housing facing the street, in accordance with the above policies on medium density housing.
- Residential development that addresses the range of means of mitigating the potential impact of existing non-residential uses and the railway on the proposed residential use.
- A transition of building heights from two storeys along the western boundary of the precinct up to five storeys near the Westall station.

Precinct 6: Rosebank Avenue shopping strip

The policy for this precinct is to:

- Support development that consolidates the local retail function of the existing strip shopping centre.
- Encourage active ground level retail frontages that support a higher degree of public activity and amenity within the centre.
- Encourage improvements to ground level facades to enhance the streetscape, consistent with the identified public realm improvements along Rosebank Avenue, to improve their attractiveness to passing pedestrians and the functionality of the shopping centre.

22.13-4 Incorporated document

19/01/2006
VC37

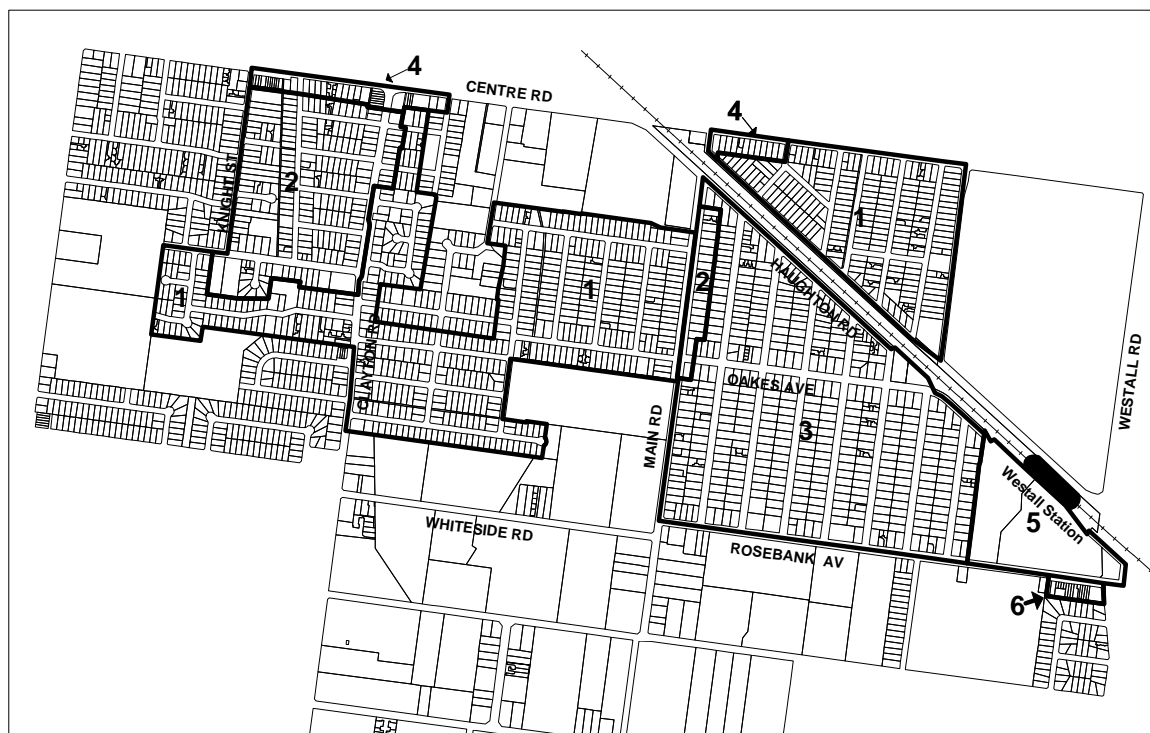
Clayton South Medium Density Housing Development Guidelines, May 2003

22.13-5 Policy reference

03/12/2009
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Clayton South Urban Design Framework Plan, June 2003

Map 1: Clayton South Framework Precinct Areas



- 1 Residential A
- 2 Residential B
- 3 Residential C
- 4 Residential D
- 5 Residential E
- 6 Rosebank Avenue shopping strip