

CLA-SXX.0 Mornington Park Specific Area Plan

CLA-SXX.1 Plan Purpose

The purpose of the Mornington Park Specific Area Plan is:

- CLA-SXX.1.1 To encourage a cohesive structure to the development of residential land, at a sufficient density to support a suburban level activity centre around the regional Mornington Park facility;
 - CLA-SXX.1.2 To facilitate the optimum physical layout, combining accessible urban form through a range of residential housing types and densities, reduced street crossovers and traffic, and maximise park side living;
 - CLA-SXX.1.3 To provide a high level of amenity to residents by facilitating built forms which respond to the streetscape and park settings;
 - CLA-SXX.1.4 Provide for a regional open space that includes:
 - (i) Recreation and social activities, and
 - (ii) Parkland to enhance the residential environment, and
 - (iii) The management of stormwater systems;
 - CLA-SXX.1.5 To facilitate an integrated planning framework to guide the development of land in different ownerships.
 - CLA-SXX.1.6 To provide for a walkable neighbourhood, characterised by pedestrian links to open spaces, and businesses which serve the local community.
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- CLA-SXX.2 Application of this Plan
 - CLA-SXX.2.1 The specific area plan applies to the area of land designated as the Mornington Park Specific Area Plan on the overlay maps.
 - CLA-SXX.2.2 In the area of and to which this plan applies to, the provisions of the specific area plan are in substitution for or in addition to, the provisions of the General Residential zone and Parking and Sustainable Access Code, as specified in the relevant provision.

CLA - SXX.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

CLA - SXX.4 Definition of Terms

CLA-SXX.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Building Edge	Means a continuous building line (excluding minor variations) parallel to the Primary Street Façade or Park Façade.
Multiple Dwelling Lots	mean those lots indicated as Multiple Dwelling Lot, in Figure CLA-SXX.1.
Park frontage	Means lots which have a frontage to the public open space as shown in Figure CLA-SXX.1.

Primary Street Façade or Park Façade	Means the frontages designated in Figure CLA-SXX.2
Residential Lot	Means those lots designated as Type C in the Figure CLA-SXX.1
Villa Housing Lots	means those lots indicated as Type A or B Figure CLA-SXX.1.

CLA - SXX.5 Use Table

This clause is in substitution for Clause 8.2 of the General Residential zone.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for single dwelling
Utilities	If for minor utilities.
Permitted	
Residential	If for multiple dwellings and if not on Villa Housing or Type C Residential lots
Discretionary	
Utilities	If not listed as No Permit Required.
Visitor Accommodation	If for boarding house, hostel or serviced apartment.
Prohibited	
All Other Uses	

CLA - SXX.6 Use Standards

This sub-clause is not used in this specific area plan.

CLA - SXX.7 Development Standards for Buildings and Works

This clause is in substitution for General Residential Zone - clauses 8.4.1 Residential density for multiple dwellings, 8.4.2 Setbacks and building envelope for all dwellings, 8.4.3 Site coverage and private open space for all dwellings and 8.4.4 Sunlight to private open space of multiple dwellings for Multiple Dwellings Lots, and Villa Housing Lots.

CLA - SXX.7.1 Residential density for multiple dwellings

This clause is in substitution for General Residential Zone - clauses 8.4.1 Residential density for multiple dwellings.

Objective:	
<i>That the density of multiple dwellings:</i> (a) <i>makes efficient use of land for housing; and</i> (b) <i>optimises the use of infrastructure and community services.</i>	
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 200m².	P1 Multiple dwellings must only have a site area per dwelling less than 200m² if: (a) the development contributes to a range of dwelling types and sizes appropriate to the surrounding area; or (b) the development provides for a specific accommodation need with significant social or community benefit.

CLA - SXX.7.2 Setbacks and building height for all dwellings on Multiple Dwellings Lots, and Villa Housing Lots

This clause is in substitution for General Residential Zone clause 8.4.2 Setbacks and building envelope for all dwellings for Multiple Dwellings Lots, Villa Housing Lots Type A and B, designated in Figure CLA-SXX.1

Objective:	
<i>The siting and scale of dwellings:</i> (a) <i>provides reasonably consistent separation between dwellings and their frontage within a street;</i> (b) <i>provides consistency in the apparent scale, bulk, massing and proportion of dwellings;</i> (c) <i>provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and</i> (d) <i>provides reasonable access to sunlight for existing solar energy installations.</i>	
Acceptable Solutions	Performance Criteria
A1.1 For Multiple Dwelling Lots: A dwelling excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is not less than 1m; A1.2 For Villa Housing Lots: A dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a	P1 A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

primary frontage, of any existing dwelling on the site;	
A2.1 For Multiple Dwelling Lots: Garages or carport for a dwelling must only be accessed from and have a 1.5m setback to the rear boundary. A2.2 For Villa Housing Lots: A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 4m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	P2 For Multiple Dwelling Lots there is no performance criteria. P2.2 For Villa Housing Lots a garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.
A3.1 For Multiple Dwelling Lots: (a) A dwelling, excluding outbuildings, may be built to the side boundary, but must be set back from the rear boundary 1.5m with a height not greater than 9.5m; and dwelling, including outbuildings located within 15m of the public open space park façade must be built with a setback of 3m from that boundary and have a height of no more than 6m. A3.3 For Villa Housing Lots: A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level; and (b) only have a setback within 1.5m of a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or	P3 The siting and scale of a dwelling must have regard to: (a) providing a building edge along the primary street façade or park façade; (b) not causing an unreasonable loss of amenity to adjoining properties, having regard to: (iii) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (iv) overshadowing the private open space of a dwelling on an adjoining property; (v) overshadowing of an adjoining vacant property; and (vi) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (c) providing separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (d) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.

(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).	
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CLA - SXX.7.3 Site coverage and private open space for all dwellings on Multiple Dwelling Lots, and Villa Housing Lots

This clause is in substitution for General Residential Zone clause 8.4.3 Site coverage for all dwellings

Objective:	
<i>That dwellings provide:</i> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.	
Acceptable Solutions	Performance Criteria
A1 Dwellings must: (a) For Multiple Dwelling Lots, have a site coverage of not more than 80% of the lot area; or (b) For Villa Lots, have a site coverage of not more than 65% (excluding eaves up to 0.6m wide);	P1 Dwellings must have: (a) site coverage consistent with that existing on established properties of the same lot type; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.
A2.1 For Multiple Dwelling Lots, a dwelling must have private open space with a minimum area of 9m² and a minimum dimension of 3m; A2.2 For Villa Housing Lots a dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of: (i) 4m; or	P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.	
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CLA - SXX.7.4 Storage for all dwellings on Multiple Dwelling Lots, and Villa Housing Lots

This clause is in addition to clauses in the General Residential Zone.

Objective:	
(a) To provide for the storage of waste and recycling bins for all dwellings; and (b) To provide adequate and useable storage areas for the needs of residents.	
Acceptable Solutions	Performance Criteria
A1 Each dwelling must be provided with a dedicated and secure storage space of no less than 6m ³ .	P1 No Performance Criteria.
A2 Each dwelling must have a storage area for waste and recycling bins, that is an area of not less than 1.5m ² and not within the area in front of the dwelling ³ .	P2 No Performance Criteria.

CLA - SXX.7.5 Façade design for Multiple Dwelling Lots and Villa Housing Lots

This clause is in addition to clauses in the General Residential Zone

Objective:	
(a) To create a highly articulated streetscape; and (b) To achieve diversity in front façade designs.	
Acceptable Solutions	Performance Criteria
A1 Dwellings for lots adjoining the primary street façade or park façade must include: (a) a varied plan shape from adjoining dwellings with frontage to the same street (including steps, curves, recesses projections or splays); (b) variations in vertical profile from adjoining dwellings or multiple dwellings on the same street (including steps or slopes at different levels);	P1 Dwelling design for lots adjoining the primary street façade or park façade has regard to: (a) varied plan shape from dwellings with frontage to the same street; (b) varied vertical profile from dwellings on the same street; (c) window and façade articulation; (d) planting visible from the street; and

(c) patterning or sun protection devices on windows;	(e) a high level of articulation when viewed from public open space areas.
(d) recessing or projecting of windows, structural framing, grilles, panel details (such as stucco);	
(e) balustrades, balconies, verandahs or terraces;	
(f) planting on podiums, balconies, terraces and low level roof decks.	

CLA - SXX.7.6 Fencing for all dwellings

This clause is in substitution of clause 8.4.7 Frontage fences for all dwellings in the General Residential Zone

Objective:	
(a) To create a highly articulated streetscape; and (b) To promote personalisation of fencing design.	
Acceptable Solutions	Performance Criteria
A1 Each dwelling must be provided with a 1.2m high painted picket fence along the Primary Street Façade or Park Façade (excluding vehicle access areas),	P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for passive surveillance of the road or park; and (b) be compatible with the height and transparency of fences in the street, having regard to the topography of the site.

CLA - SXX.8 Development Standards for Subdivision

CLA - SXXX.8.1 Outline of development plan

This clause is in substitution for General Residential Zone - clauses 8.6.1 Lot design in the General Residential zone.

Objective:	
To provide for the certainty of future subdivision	
Acceptable Solutions	Performance criteria
A1 A lot, or a lot proposed on a plan of subdivision, is consistent with Figure CLA-SXX.1	P1 (a) Proposed lot configuration generally accords with Figure CLA-SXX.1 in terms of road alignment and lot layout; and (b) exclusive of road, Utilities and public open space lots, subdivision does not result in lots in addition to the lots shown in Figure CLA-XX.1.

A2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road or a laneway in accordance with the requirements of the road authority.	P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the length of the access; (c) the distance between the lot and the carriageway; (d) the nature of the road and the traffic; (e) the anticipated nature of vehicles likely to access the site; and (f) the ability for emergency services to access the site.
A3 <i>Public Open Space provision must:</i> (a) be consistent with Figure CLA-SXX ; (b) is deemed to meet the Council requirements for public open space contribution; and (c) must not be provided as cash in lieu.	P3 <i>Public Open Space must be provided generally in accordance with in Figure CLA-SXX.1 having regard to:</i> (a) the topography of the site; (b) any natural or landscape values; (c) adequate provision of public open space; (d) the purpose of the public open space; <i>and must not be provided as cash in lieu.</i>

CLA - SXX.8.2 Outline of development plan

This clause is in substitution for General Residential Zone - 8.6.2 Roads

Objective: <i>That the arrangement of new roads within a subdivision provides for:</i> (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land	
Acceptable Solutions	Performance criteria
A1 Roads within the subdivision are consistent with Figure CLA-SXX.1	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;

	(e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land.
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CLA - SXX.9 Car Parking Requirements

This clause is in substitution for the Parking and Sustainable Access Code C2.5.1 Car parking spaces.

Objective:	
<i>That an appropriate level of car parking spaces are provided to meet the needs of the use.</i>	
Acceptable Solutions	Performance criteria
A1 The number of on-site car parking spaces must be no less than one space per dwelling.; and No visitor parking is required;	P1 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.

Figure CLA-SXX.1 Mornington Park Specific Area Plan Master Plan

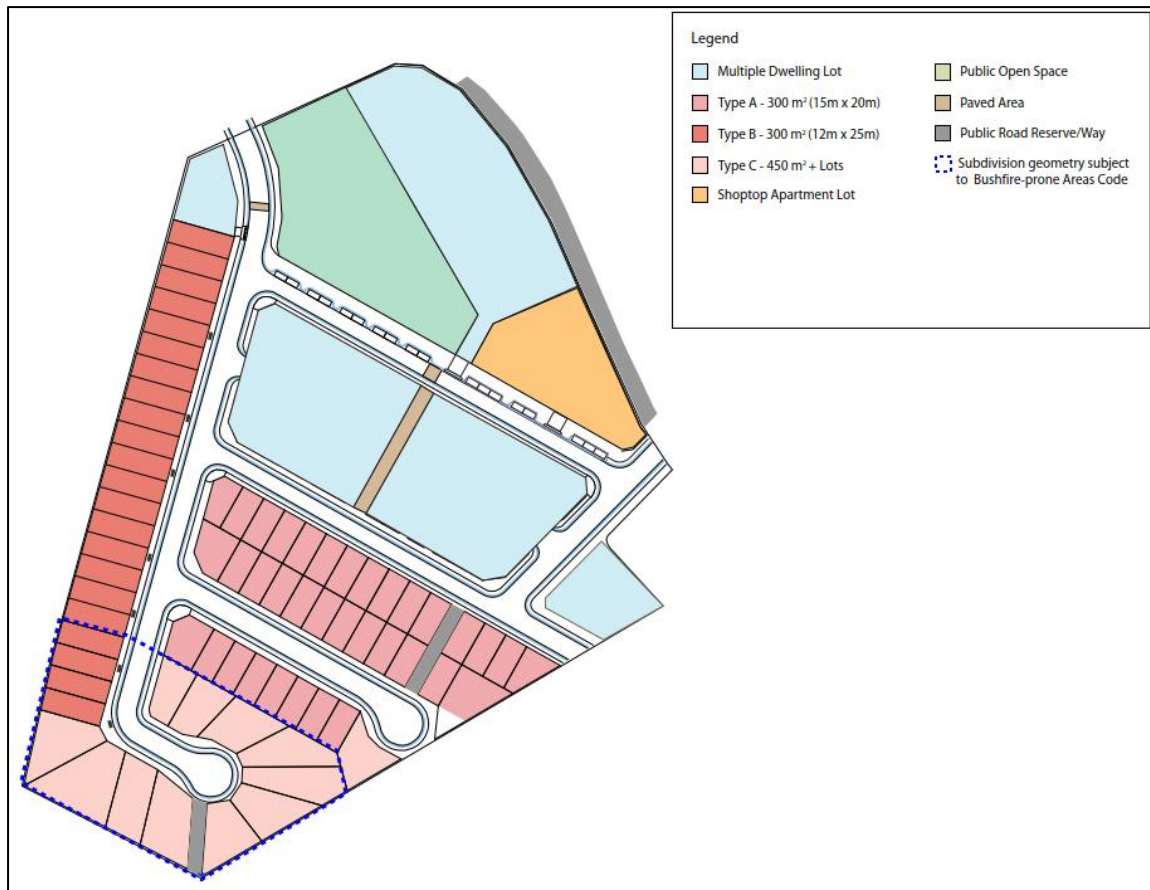


Figure CLA-SXX.2 Mornington Point Specific Area Plan Primary Street Façade or Park Façade

