

Monash Amendment C125: New Residential Zones

Schedule changes summary table

The tables below outline the progressive changes to Council's position on each zone and schedule, the recommendations of the independent Planning Panel and the officer's recommendations having considered the Panel's recommendations.

The left hand column indicates the particular schedule requirement with the colour of this column correlating with the Residential Framework Plan colours in the Housing Strategy.

Each column headed by a date indicates the proposed schedule detail after that particular council meeting, as outlined below:

Council meeting events

28 April 2015: Adoption and Stage 1 implementation of the *Monash Housing Strategy*. Secondary authorisation received following consultation with MPA.

27 October 2015: Deferral of Amendment to allow further consideration and review.

29 March 2016: Resolution of Council's 'In-Principle' position. Recommends land within the area generally bounded by Highbury, Springvale, High Street Road (north side), Westlands Roads and Camelot Dr, to be included in the General Residential Zone - Schedule 4 rather than the exhibited Neighbourhood Residential Zone – Schedule 4.

31 May 2016: Council resolves to request a Planning Panel and adopts the 'In-Principle' as its final position.

26 July 2016: Council resolves to reinstate land bounded by Springvale, Waverley and High Street Rd (south side) back into the Neighbourhood Residential Zone - Schedule 4 from the General Residential Zone – Schedule 4.

Residential Growth Zone – Schedule 3
Clayton Activity Centre

Schedule requirement	Exhibited	27 October 2015	29 March 2016	31 May 2016	Panel Recommendation	Officer recommendation
Minimum street back	- 3m - 4m for areas adjacent to Monash University - 3m side street setback	- 3m - 4m for areas adjacent to Monash University - 3m side street setback	- 3m - 4m for areas adjacent to Monash University - 3m side street setback	- 3m - 4m for areas adjacent to Monash University - 3m side street setback	Abandon the application of RGZ3 and retain in GRZ2. 7.6m (in GRZ2)	- 3m - 4m for areas adjacent to Monash University - 3m side street setback
Site coverage	60%	60%	60%	60%	60% (in GRZ2)	60%
Permeability	20%	20%	20%	20%	20% (in GRZ2)	20%
Landscaping	1 canopy tree in the front setback with a minimum mature height of 10m	1 canopy tree in the front setback with a minimum mature height of 10m	1 canopy tree in the front setback with a minimum mature height of 10m	Retention or provision of at least one canopy tree in the front setback to reach a mature height at least equal to the height of the proposed development – not applicable to buildings with more than two habitable storeys.	None specified (in GRZ2)	Retention or provision of at least one canopy tree in the front setback to reach a mature height at least equal to the height of the proposed development – not applicable to buildings with more than two habitable storeys.
Side and rear setbacks	First to Second storeys: 3m Third storey: 5m	First to Second storeys: 3m Third storey: 5m	First to Second storeys: 3m Third storey: 5m	First to Second storeys: 3m Third storey: 5m	None specified (in GRZ2)	First to Second storeys: 3m Third storey: 5m
Private open space	40 m ² (one part 35m ² with a minimum width of 3m), or a balcony of 10m ² with a minimum width of 2m, or a roof top area of 10m ² with a minimum	40 m ² (one part 35m ² with a minimum width of 3m), or a balcony of 10m ² with a minimum width of 2m, or a roof top area of 10m ² with a minimum	40 m ² (one part 35m ² with a minimum width of 3m), or a balcony of 10m ² with a minimum width of 2m, or a roof top area of 10m ² with a minimum	40 m ² (one part 35m ² with a minimum width of 3m), or a balcony of 10m ² with a minimum width of 2m, or a roof top area of 10m ² with a minimum	75m ² (one part 35m ² with a minimum width of 3m), or a balcony of 10m ² with a minimum width of 2m, or a roof top area of 10m ² with a minimum width of 2m (in GRZ2)	40 m ² (one part 35m ² with a minimum width of 3m and clear of all structures), or a balcony of 10m ² with a minimum width of 2m, or a roof top area of

Schedule requirement	Exhibited	27 October 2015	29 March 2016	31 May 2016	Panel Recommendation	Officer recommendation
	width of 2m	width of 2m	width of 2m	width of 2m		10m ² with a minimum width of 2m
Maximum building height (heights specified by DDO13)	Lots less than 1000m ² – 9m (2 storeys) Lots greater than 1000m ² – 1400m ² - 11.5m (3 storeys) Lots greater than 1400m ² – 2000m ² – 14.5m (4 storeys) On lots greater than 2000m ² – 18m (5 storeys)	Lots less than 1000m ² – 9m (2 storeys) Lots greater than 1000m ² – 1400m ² - 11.5m (3 storeys) Lots greater than 1400m ² – 2000m ² – 14.5m (4 storeys) On lots greater than 2000m ² – 18m (5 storeys)	Lots less than 1000m ² – 9m (2 storeys) Lots greater than 1000m ² – 1400m ² - 11.5m (3 storeys) Lots greater than 1400m ² – 2000m ² – 14.5m (4 storeys) On lots greater than 2000m ² – 18m (5 storeys)	Lots less than 1000m ² – 9m (2 storeys) Lots greater than 1000m ² – 1400m ² - 11.5m (3 storeys) Lots greater than 1400m ² – 2000m ² – 14.5m (4 storeys) On lots greater than 2000m ² – 18m (5 storeys)	Lots less than 1000m ² – 9m (2 storeys) Lots greater than 1000m ² – 1400m ² - 11.5m (3 storeys) Lots greater than 1400m ² – 2000m ² – 14.5m (4 storeys) On lots greater than 2000m ² – 18m (5 storeys) (in DDO13 – which Panel has not recommended deleting)	Lots less than 1000m ² – 9m (2 storeys) Lots greater than 1000m ² – 1400m ² - 11.5m (3 storeys) Lots greater than 1400m ² – 2000m ² – 14.5m (4 storeys) On lots greater than 2000m ² – 18m (5 storeys)

Please note: This Amendment also proposes to apply Design and Development Overlay – Schedule 13 and Development and Contributions Plan Overlay – Schedule 1 to areas subject to this zone.

General Residential Zone - Schedule 3
Southern Areas

Schedule requirement	Exhibited	27 October 2015	29 March 2016	31 May 2016	Panel Recommendation	Officer recommendation
Minimum street back	7.6m 3m side street setback	7.6m Garages/carports setback 1m from front facade adjacent to the structure.	7.6m Garages/carports setback 1m from front facade adjacent to the structure.	7.6m Garages/carports setback 1m from front facade adjacent to the structure.	Amalgamate GRZ3 and GRZ4 7.6m Garages/carports setback 1m from front facade adjacent to the structure.	Amalgamate GRZ3 and GRZ4 7.6m Garages/carports setback 1m from front facade adjacent to the structure.
Site coverage	40%	50%	50%	50%	50%	50%
Permeability	40%	30%	30%	30%	30%	30%
Landscaping	A minimum of 2 canopy trees with a minimum mature height of 8m	A minimum of 2 canopy trees with a minimum mature height of 8m	A minimum of 2 canopy trees, to reach a mature height at least equal to the height of the proposed development	A minimum of 2 canopy trees, to reach a mature height at least equal to the height of the proposed development	<i>"Link provision of canopy trees to site width and permeable soil area. Consider a standard in the order of one tree per 5-7 metres of soil width"</i>	A minimum of 1 canopy tree plus 1 canopy tree per 5 metres of soil width – to reach a mature height at least equal to the height of the proposed development.
Side setbacks	1m plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m	Side 1: 1m setback Side 2: 2m setback	Side 1: 1m setback	None specified	None specified	None specified
Rear setbacks	5m plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9	5m	5m	None specified	5m	5m

General Residential Zone – Schedule 4
Northern Areas

Schedule requirement	Exhibited	27 October 2015	29 March 2016	31 May 2016	Panel Recommendation	Officer recommendation
Minimum street back	7.6m 3m side street setback	7.6m 3m side street setback	7.6m 3m side street setback	7.6m 3m side street setback	Amalgamate GRZ3 and GRZ4 7.6m Garages/carports setback 1m from front facade adjacent to the structure.	Amalgamate GRZ3 and GRZ4 7.6m Garages/carports setback 1m from front facade adjacent to the structure.
Site coverage	50%	50%	50%	50%	50%	50%
Permeability	30%	30%	30%	30%	30%	30%
Landscaping	A minimum of 3 canopy trees with a minimum mature height of 10m	A minimum of 3 canopy trees with a minimum mature height of 10m	A minimum of 2 canopy trees, to reach a mature height at least equal to the height of the proposed development	A minimum of 2 canopy trees, to reach a mature height at least equal to the height of the proposed development	<i>“Link provision of canopy trees to site width and permeable soil area. Consider a standard in the order of one tree per 5-7 metres of soil width”</i>	A minimum of 1 canopy tree plus 1 canopy tree per 5 metres of soil width – to reach a mature height at least equal to the height of the proposed development.
Side setbacks	A minimum 1 metre setback to one side, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres	1m	1m	None specified	None specified	None specified
Rear setbacks	A minimum 5 metre setback, plus 0.3 metres for every metre of height over	5m	5m	None specified	5m	5m

General Residential Zone – Schedule 5
Oakleigh and Wheelers Hill Activity Centres

Schedule requirement	Exhibited	27 October 2015	29 March 2016	31 May 2016	Panel Recommendation	Officer recommendation
Minimum street back	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	Abandon the application of the GRZ5 and retain in GRZ2 7.6m (in GRZ2)	In accordance with Structure Plans
Site coverage	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans
Permeability	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans
Landscaping	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans
Side setbacks	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans
Rear setbacks	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans
Private open space	75 m ² (one part 35m ² with a min width of 5m), or a balcony of 10m ² with a minimum width of 2m, or a rooftop area of 10m ² with a minimum width of 2m	75 m ² (one part 35m ² with a min width of 5m), or a balcony of 10m ² with a minimum width of 2m, or a rooftop area of 10m ² with a minimum width of 2m	75 m ² (one part 35m ² with a min width of 5m), or a balcony of 10m ² with a minimum width of 2m, or a rooftop area of 10m ² with a minimum width of 2m	75 m ² (one part 35m ² with a min width of 5m), or a balcony of 10m ² with a minimum width of 2m, or a rooftop area of 10m ² with a minimum width of 2m	75m ² (one part 35m ² with a minimum width of 5m), or a balcony of 8m ² with a minimum width of 1.6m, or a roof top area of 10m ² with a minimum width of 2m (in GRZ2)	75 m ² (one part 35m ² with a min width of 5m and clear of all structures), For apartments - a balcony of 10m ² with a minimum width of 2m, or a rooftop area of 10m ² with a minimum width of 2m
Maximum building height	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans	In accordance with Structure Plans

Please note

- Wheelers Hill Neighbourhood Activity Centre subject to Design and Development Overlay – Schedule 5

- Oakleigh Activity Centre subject to Design and Development Overlay – Schedule 11

General Residential Zone – Schedule 6

Clayton Activity Centre: Housing Diversity

Schedule requirement	Exhibited	27 October 2015	29 March 2016	31 May 2016	Panel Recommendation	Officer recommendation
Minimum street back	4m 3m side street setback	4m 3m side street setback	4m 3m side street setback	4m 3m side street setback	Abandon the application of GRZ6 and retain in GRZ2. 7.6m (in GRZ2)	4m 3m side street setback
Site coverage	60%	60%	60%	60%	60%	60%
Permeability	20%	20%	20%	20%	20%	20%
Landscaping	A minimum of 2 canopy trees with a minimum mature height of 10m	A minimum of 2 canopy trees with a minimum mature height of 10m	A minimum of 2 canopy trees, to reach a mature height at least equal to the height of the proposed development	A minimum of 2 canopy trees, to reach a mature height at least equal to the height of the proposed development	None specified (in GRZ2)	<i>“Link provision of canopy trees to site width and permeable soil area. Consider a standard in the order of one tree per 5-7 metres of soil width”</i> A minimum of 1 canopy tree plus 1 canopy tree per 5 metres of soil width – to reach a mature height at least equal to the height of the proposed development.
Side setbacks	1m	1m	1m	None specified	None specified	None specified
Rear setbacks	4m	4m	4m	4m	None specified	4m
Private open space	50m ² (one part 35m ² with a min width of 5m) or a balcony of 10m ²	50m ² (one part 35m ² with a min width of 5m) or a balcony of 10m ²	50m ² (one part 35m ² with a min width of 5m) or a balcony of 10m ²	50m ² (one part 35m ² with a min width of 5m) or a balcony of 10m ²	75m ² (one part 35m ² with a minimum width of 5m), or a balcony of 8m ² with a minimum	50m ² (one part 35m ² with a min width of 5m and clear of all structures) For apartments -

Schedule requirement	Exhibited	27 October 2015	29 March 2016	31 May 2016	Panel Recommendation	Officer recommendation
	with a minimum width of 2m, or a rooftop area of 10m ² with a minimum width of 2m	with a minimum width of 2m, or a rooftop area of 10m ² with a minimum width of 2m	with a minimum width of 2m, or a rooftop area of 10m ² with a minimum width of 2m	with a minimum width of 2m, or a rooftop area of 10m ² with a minimum width of 2m	width of 1.6m, or a roof top area of 10m ² with a minimum width of 2m	a balcony of 10m ² with a minimum width of 2m, or a rooftop area of 10m ² with a minimum width of 2m
Maximum building height (heights specified by DDO13)	Lots less than 1000m ² – 9m (2 storeys) Lots greater than 1001m ² – 11.5m (3 storeys)	Lots less than 1000m ² – 9m (2 storeys) Lots greater than 1001m ² – 11.5m (3 storeys)	Lots less than 1000m ² – 9m (2 storeys) Lots greater than 1001m ² – 11.5m (3 storeys)	Lots less than 1000m ² – 9m (2 storeys) Lots greater than 1001m ² – 11.5m (3 storeys)	Lots less than 1000m ² – 9m (2 storeys) Lots greater than 1001m ² – 11.5m (3 storeys) (in DDO13 – which Panel has not recommended deleting)	Lots less than 1000m ² – 9m (2 storeys) Lots greater than 1001m ² – 11.5m (3 storeys)

Please note: This Amendment also proposes to apply Design and Development Overlay – Schedule 13 and Development and Contributions Plan Overlay – Schedule 1 to areas subject to this zone.

Neighbourhood Residential Zone – Schedule 1

Heritage Precincts

Schedule requirement	Exhibited	27 October 2015	29 March 2016	31 May 2016	Panel Recommendation	Officer recommendation
Minimum street back	7.6m Garages/carports setback 1m from front facade adjacent to the structure Boundary walls setback 2m from the front facade adjacent to the structure	7.6m Garages/carports setback 1m from front facade adjacent to the structure Boundary walls setback 2m from the front facade adjacent to the structure	7.6m Garages/carports setback 1m from front facade adjacent to the structure Boundary walls setback 2m from the front facade adjacent to the structure	7.6m Garages/carports setback 1m from front facade adjacent to the structure Boundary walls setback 2m from the front facade adjacent to the structure	7.6m or average of adjoining lots (whichever is the lesser) Garages/carports setback 1m from front facade adjacent to the structure	7.6m Garages/carports setback 1m from front facade adjacent to the structure
Site coverage	40%	50%	50%	50%	50%	50%
Permeability	40%	30%	30%	30%	30%	30%
Landscaping	2 canopy trees, with at least 1 in front setback, with min height 8m	2 canopy trees, with at least 1 in front setback, with min height 8m	2 canopy trees, with at least 1 in front setback, to reach mature height at least equal to the height of the proposed development	2 canopy trees, with at least 1 in front setback, to reach mature height at least equal to the height of the proposed development	<i>“Link provision of canopy trees to site width and permeable soil area. Consider a standard in the order of one tree per 5-7 metres of soil width”</i>	A minimum of 1 canopy tree plus 1 canopy tree per 5 metres of soil width – to reach a mature height at least equal to the height of the proposed development.
Side setbacks	Side 1: 1 metre setback, plus 0.3m for every metre in height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m Side 2: 3m setback, plus 0.3m for every metre in height over 3.6m up to 6.9m, plus 1 metre for every	Side 1: 1 metre setback, Side 2: 3m setback	Side 1: 1m	None specified	None specified	None specified

Neighbourhood Residential Zone – Schedule 2

Creek Abuttal

Schedule requirement	Exhibited	27 October 2015	29 March 2016	31 May 2016	Panel Recommendation	Officer recommendation
Minimum street back	7.6m Garages/carports setback 1m from front facade adjacent to the structure. 3m side street setback	7.6m Garages/carports setback 1m from front facade adjacent to the structure. 3m side street setback	7.6m Garages/carports setback 1m from front facade adjacent to the structure. 3m side street setback	7.6m Garages/carports setback 1m from front facade adjacent to the structure. 3m side street setback	Abandon the application of NRZ2 and apply the combined GRZ3 / GRZ4 zone and apply an SLO (or DDO and VPO) 7.6m or average of adjoining lots (whichever is the lesser)	7.6m Garages/carports setback 1m from front facade adjacent to the structure. 3m side street setback
Site coverage	40%	40%	40%	40%	40%	40%
Permeability	40%	40%	40%	40%	40%	40%
Landscaping	3 canopy trees min height 12m (1 in front setback) Provide for retention and/or planting of trees as well as mid level canopy vegetation	3 canopy trees, minimum mature height 12 metres.	2 Canopy trees, to reach mature height at least equal to the height of the proposed development	2 Canopy trees, to reach mature height at least equal to the height of the proposed development	<i>“Link provision of canopy trees to site width and permeable soil area. Consider a standard in the order of one tree per 5-7 metres of soil width”</i>	A minimum of 1 canopy tree plus 1 canopy tree per 5 metres of soil width – to reach a mature height at least equal to the height of the proposed development.
Side setbacks	Side 1: 1m setback, plus 0.3m for every metre of height over 6.9m, plus 1m for every metre of height over 6.9m Side 2: 3m setback, plus 0.3m for every metre in height over	Side 1: 1.2m setback, Side 2: 3m setback, Provide a min separation of 3m between dwellings on same site.	Side 1: 1.2m setback	None specified	Side: none specified Walls on boundaries: 6.5m + 25% of the remaining length of boundary on an adjoining lot; Walls should not be built on rear	Side: none specified Walls on boundaries: 6.5m + 25% of the remaining length of boundary on an adjoining lot; Walls should not be built on rear

Schedule requirement	Exhibited	27 October 2015	29 March 2016	31 May 2016	Panel Recommendation	Officer recommendation
	3.m up to 6.9m, plus 1 metre for every metre of height over 6.9m. Provide a min separation of 3m between dwellings on same site.				boundaries The height of a new wall constructed on or within 200mm of a side boundary or a carport	boundaries The height of a new wall constructed on or within 200mm of a side boundary or a carport
Rear setbacks	7m plus 0.3m for every metre in height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m	7 m	7m	7m	7m	7m
Private open space	80sqm (one part 60sqm with a minimum width of 5m)	80m ² (one part 60m ² with a minimum width of 5m) <i>Balcony & roof top options deleted</i>	80m ² (one part 60m ² with a minimum width of 5m) <i>Balcony & roof top options deleted</i>	80m ² (one part 60m ² with a minimum width of 5m) <i>Balcony & roof top options deleted</i>	75m ² (one part 35m ² with a min width of 5m) Or 10m ² balcony / min width of 2m Or 10m ² rooftop area / min width of 2m	75m ² (one part 35m ² with a min width of 5m and clear of all structures) For apartments - 10m ² balcony / min width of 2m Or 10m ² rooftop area / min width of 2m
Maximum building height	9 metres, or 10 metres if the land slopes more than 2.5 degrees	9 metres, or 10 metres if the land slopes more than 2.5 degrees	9 metres, or 10 metres if the land slopes more than 2.5 degrees	9 metres, or 10 metres if the land slopes more than 2.5 degrees	Not applicable	9 metres, or 10 metres if the land slopes more than 2.5 degrees
Minimum subdivision area	300m ²	300m ²	300m ²	300m ²	Not applicable	300m ²

Neighbourhood Residential Zone – Schedule 3

Creek Environs

Schedule requirement	Exhibited	27 October 2015	29 March 2016	31 May 2016	Panel Recommendation	Officer recommendation
Minimum street back	7.6m Garages/carports setback 1m from front facade adjacent to the structure. 3m side street setback	7.6m Garages/carports setback 1m from front facade adjacent to the structure. 3m side street setback	7.6m Garages/carports setback 1m from front facade adjacent to the structure. 3m side street setback	7.6m Garages/carports setback 1m from front facade adjacent to the structure. 3m side street setback	Abandon the application of NRZ3 and apply the combined GRZ3 / GRZ4 zone and apply an SLO (or DDO and VPO) 7.6m or average of adjoining lots (whichever is the lesser)	Review boundaries between NRZ3 and combined GRZ3/4. 7.6m Garages/carports setback 1m from front facade adjacent to the structure. 3m side street setback
Site coverage	40%	40%	45%	45%	50%	50%
Permeability	40%	40%	45%	35%	30%	30%
Landscaping	3 canopy trees minimum height 10m (1 in front setback). Provide for retention and/or planting of trees as well as mid level canopy vegetation	A minimum of 3 canopy trees, 1 in front setback, min mature height 10m	A minimum of 2 canopy trees, 1 in front setback, to reach mature height at least equal to the height of the proposed development	A minimum of 2 canopy trees, 1 in front setback, to reach mature height at least equal to the height of the proposed development	<i>“Link provision of canopy trees to site width and permeable soil area. Consider a standard in the order of one tree per 5-7 metres of soil width”</i>	A minimum of 1 canopy tree plus 1 canopy tree per 5 metres of soil width – to reach a mature height at least equal to the height of the proposed development.
Side setbacks	Side 1: 1m setback, plus 0.3m for every metre of height over 6.9m, plus 1m for every metre of height over 6.9m Side 2: 3m setback, plus 0.3m for every metre in height over	Side 1: 1.2m setback, Side 2: 3m setback, Provide a min separation of 3m between dwellings on same site.	1.2m setback	None specified	None specified	None specified

Schedule requirement	Exhibited	27 October 2015	29 March 2016	31 May 2016	Panel Recommendation	Officer recommendation
	3.6m up to 6.9m, plus 1m for every metre of height over 6.9m. Provide a min separation of 3m between dwellings on same site.					
Rear setbacks	5m plus 0.3m for every metre in height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m	6 m	6m	6m	5m	5m
Private open space	80sqm (one part 60sqm with a minimum width of 5m)	80m ² (one part 60m ² with a minimum width of 5m) <i>Balcony & roof top options deleted</i>	80m ² (one part 60m ² with a minimum width of 5m) <i>Balcony & roof top options deleted</i>	80m ² (one part 60m ² with a minimum width of 5m) <i>Balcony & roof top options deleted</i>	75m ² (one part 35m ² with a min width of 5m) Or 10m ² balcony / min width of 2m Or 10m ² rooftop area / min width of 2m	75m ² (one part 35m ² with a min width of 5m and clear of all structures) For apartments – 10m ² balcony / min width of 2m, Or 10m ² rooftop area / min width of 2m
Maximum building height	9 metres, or 10 metres if the land slopes more than 2.5 degrees	9 metres, or 10 metres if the land slopes more than 2.5 degrees	9 metres, or 10 metres if the land slopes more than 2.5 degrees	9 metres, or 10 metres if the land slopes more than 2.5 degrees	Not applicable	9 metres, or 10 metres if the land slopes more than 2.5 degrees
Minimum subdivision area	300sqm	300sqm	300sqm	300sqm	Not applicable	300sqm

Neighbourhood Residential Zone – Schedule 4
Dandenong Creek Escarpment

Schedule requirement	Exhibited	27 October 2015	29 March 2016	31 May 2016	Panel Recommendation	Officer recommendation
Minimum street back	8m 3m side street setback	7.6m 3m side street setback	7.6m 3m side street setback	7.6m 3m side street setback	7.6m or average of adjoining lots (whichever is the lesser)	7.6m 3m side street setback
Site coverage	40%	50%	50%	50%	50%	50%
Permeability	40%	30%	30%	30%	30%	30%
Landscaping	A minimum of 2 canopy trees min height 10m (1 in front setback) Provide for retention and/or planting of trees as well as mid level canopy vegetation	A minimum of 2 canopy trees, 1 in front setback, minimum mature height of 10m	A minimum of 2 canopy trees, 1 in front setback, to reach mature height at least equal to the height of the proposed development	A minimum of 2 canopy trees, 1 in front setback, to reach mature height at least equal to the height of the proposed development	<i>“Link provision of canopy trees to site width and permeable soil area. Consider a standard in the order of one tree per 5-7 metres of soil width”</i>	A minimum of 1 canopy tree plus 1 canopy tree per 5 metres of soil width – to reach a mature height at least equal to the height of the proposed development.
Side setbacks	Side 1: 1m setback, plus 0.3m for every metre of height over 6.9, plus 1m for every metre of height over 6.9m Side 2: 2m setback, plus 0.3m for every metre in height over 3.6m up to 6.9m, plus 1 metre for every metre of height over 6.9m.	Side 1: 1m setback Side 2: 2m setback	Side1: 1m setback	None specified	None specified	None specified
Rear Setbacks	5m plus 0.3m for every metre in height over 3.6m up to 6.9m, plus 1m for every	5m	5m	None specified	5m	5m

