

## **Amendment C125 New residential zones Schedule changes summary table –**

### **Revisions to exhibited Amendment 31 May 2016**

The left hand column on each page contains the ResCode standard that is the State government default starting point. It is included for reference.

This table provides an overview summary of the proposed draft provisions for Amendments C125. Where there is a change proposed to the exhibited amendment the original text has been struck out.

General Residential Zone 2 is the current zone applied across Monash.

ResCode Standard	RGZ3 – Clayton Activity Centre
<b>Minimum Street setback</b> 9m or average of adjoining lots (whichever is lesser) 3 metre side street setback	3m <i>4 metres for the areas adjacent to Monash University</i>  3m side street setback
<b>Site Coverage</b> 60% maximum	60%
<b>Permeability</b> 20% minimum	20%
<b>Landscaping</b> None specified	Retention or provision of at least one canopy tree with a minimum mature height of <del>10 metres</del> in the front set back 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.
<b>Side and rear setbacks</b> 1m setback *	<b>Rear setbacks</b> 1 <sup>st</sup> -2 <sup>nd</sup> storeys – 3m 3 <sup>rd</sup> storey – 5m
<b>Private open space</b> <b>40 m2</b> (one part 25 m2 with a minimum width of 3m) Or 8m2 balcony or 10m2 roof top area	40 m2 (one part 35m2 with a minimum width of 3m), or a balcony of 10m2 with a minimum width of 2m, or a roof top area of 10m2 with a minimum width of 2m
<b>Maximum building height</b> 9m or 10m on slope - discretionary	Lots less than 1000m2 – 9m (2 storeys) Lots greater than 1000m2 – 1400m2- 11.5m (3 storeys) Lots greater than 1400m2 – 2000m2 – 14.5m (4 storeys) On lots greater than 2000m2 – 18m (5 storeys)

ResCode Standard	GRZ2 – Monash Residual Residential Areas	GRZ3 - Southern areas	GRZ4 – Northern areas	GRZ5 – Oakleigh and Wheelers Hill AC Res land	GRZ6 – Clayton Activity Centre – Housing diversity
<b>Minimum Street setback</b> 9m or average of adjoining lots (whichever is lesser)	7.6m	7.6m Garages/carports setback 1m from front facade adjacent to the structure.	7.6m 3m side street setback	In accordance with Structure Plans	4m 3m side street setback
<b>Site Coverage</b> 60% maximum	ResCode standard	40%–50%	50%	In accordance with Structure Plans	60%
<b>Permeability</b> 20% minimum	ResCode standard	40%–30%	30%	In accordance with Structure Plans	20%
<b>Landscaping</b> None specified	ResCode standard	A minimum of 2 canopy trees to reach min height of 8m reach a mature height at least equal to the height of the proposed development	A minimum of 3 2 canopy trees to reach min height of 10m a mature height at least equal to the height of the proposed development	In accordance with Structure Plans	A minimum of 2 canopy trees to reach a min height of 10m mature height at least equal to the height of the proposed development
<b>Side and rear setbacks</b> 1m setback *	ResCode standard	<b>Side setbacks</b> Side 1: 1m setback Side 2: 2m setback, <b>Rear setbacks</b> 5m	<b>Side setbacks</b> 1m <b>Rear setbacks</b> 5m	In accordance with Structure Plans	<b>Side setbacks</b> 1m <b>Rear setbacks</b> 4 m

ResCode Standard	GR22 – Monash Residential Areas	GR23 - Southern areas	GR24 – Northern areas	GR25 – Oakleigh and Wheelers Hill AC Res land	GR26 – Clayton Activity Centre – Housing diversity
<p><b>Private open space</b> 40 m2 (one part 25 m2 with a minimum width of 3m) Or 8m2 balcony or 10m2 roof top area</p>	<p>75 m2 (one part 35m2 with a min width of 5m), or a balcony of 8 square metres with a min width of 1.6 metres, or a roof top area of 10 square metres with a min width of 2 metres</p>	<p>75 m2 (one part <del>60</del> 50m2 with a min width of 5m)  <i>Balcony &amp; roof top options deleted</i></p>	<p>75 m2 (one part <del>60</del> 50m2 with a min width of 5m)  <i>Balcony &amp; roof top options deleted</i></p>	<p>75 m2 (one part 35m2 with a min width of 5m), or a balcony of 10m2 with a minimum width of 2m, or a rooftop area of 10m2 with a minimum width of 2m</p>	<p>50m2 (one part 35m2 with a min width of 5m) or a balcony of 10m2 with a minimum width of 2m, or a rooftop area of 10m2 with a minimum width of 2m</p>
<p><b>Maximum building height</b> 9m or 10m on slope - discretionary</p>	<p>None specified ResCode - 9m or 10m on slope - discretionary</p>	<p>None specified ResCode - 9m or 10m on slope - discretionary</p>	<p>None specified ResCode - 9m or 10m on slope - discretionary</p>	<p>In accordance with Structure Plans</p>	<p>Lots less than 1000m2 – 9m (2 storeys) Lots greater than 1001m2 – 11.5m (3 storeys)</p>

ResCode Standard	NRZ1 - Heritage Precincts	NRZ2 – Creek Abuttal	NRZ3 – Creek Environs	NRZ4 – Dandenong Creek Escarpment
<b>Minimum Street setback</b> 9m or average of adjoining lots (whichever is lesser)	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. 3m side street setback	7.6m Garages/carports setback 1m from front facade adjacent to the structure. 3m side street setback	<del>8m</del> -7.6m 3m side street setback
<b>Site Coverage</b> 60% maximum	<del>40%</del> 50%	40%	<del>40%</del> 45%	<del>40%</del> 50%
<b>Permeability</b> 20% minimum	<del>40%</del> 30%	40%	<del>40%</del> 35%	<del>40%</del> 30%
<b>Landscaping</b> None specified	A minimum of 2 canopy trees, 1 in front setback, <del>min mature height 8 metres</del> to reach mature height at least equal to the height of the proposed development	A minimum of <del>3</del> 2 canopy trees, <del>min mature height 12 metres</del> to reach mature height at least equal to the height of the proposed development	A minimum of <del>3</del> 2 canopy trees, 1 in front setback, <del>min mature height 10m</del> to reach mature height at least equal to the height of the proposed development	A minimum of 2 canopy trees, 1 in front setback, <del>min mature height 10m</del> to reach mature height at least equal to the height of the proposed development
<b>Side and rear setbacks</b> 1m 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	<del>Side setbacks</del> <del>Side 1: 1 metre setback,</del> <del>Side 2: 3m setback</del>  <del>Rear setbacks</del> <del>5 metres</del>	<del>Side setbacks</del> <del>Side 1: 1.2m setback,</del> <del>Side 2: 3m setback,</del> Provide a min separation of 3m between dwellings on same site. <b>Rear setbacks</b> 7 metres	<del>Side setbacks</del> <del>Side 1: 1.2m setback,</del> <del>Side 2: 3m setback,</del> Provide a min separation of 3m between dwellings on same site. <b>Rear setbacks</b> 6 metres	<del>Side setbacks</del> <del>Side 1: 1m setback,</del> <del>Side 2: 2m setback,</del>  <del>Rear setbacks</del> <del>5 metres</del>
<b>Private open space</b> 40 square metres (one part 25 m2 minimum width 3m) Or 8m2 balcony or 10m2 roof top area	75m2 (one part 35m2 with a minimum width of 5m), or 8m2 balcony or 10m2 roof top area	80m2 (one part 60m2 with a minimum width of 5m) <i>Balcony &amp; roof top options deleted</i>	80m2 (one part 60m2 with a minimum width of 5m) <i>Balcony &amp; roof top options deleted</i>	75m2 (one part <del>60m2</del> 50m2 with a minimum width of 5m) <i>Balcony &amp; roof top options deleted</i>

ATTACHMENT 2

<b>Maximum Building Height</b> 8 metres, or 9 metres if the land slopes	8 metres, or 9 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
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NRZ standard (unless other # specified)	NRZ1 - Heritage Precincts	NRZ2 – Creek Abuttal	NRZ3 – Creek Environs	NRZ4 – Dandenong Creek Escarpment
<b>Minimum subdivision area</b> # can be specified	None specified	300m2	300m2	300m2
<b>Maximum number of dwellings</b> 2 dwellings	2 dwellings	2 dwellings	2 dwellings	2 dwellings