

EXPERT WITNESS REPORT

**MONASH PLANNING SCHEME
AMENDMENT C125**

**James Larmour-Reid
August 2016**

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Appendix A: Curriculum Vitae

1 INTRODUCTION

NAME & ADDRESS

1. My name is James Stuart Larmour-Reid and I am the Managing Director of Planisphere Pty Ltd, a town planning and urban design consultancy located at Level 1, 160 Johnston Street, Fitzroy.

QUALIFICATIONS & EXPERIENCE

2. My qualifications are as follows, both attained at the University of Melbourne:
 - Bachelor of Planning and Design
 - Bachelor of Town and Regional Planning.
3. I am a qualified town planner with over 25 years experience in a variety of planning and management roles, including:
 - Ten years experience in local government as a statutory and strategic planner, culminating in a management position; at the Cities of Melbourne and Devonport, Surf Coast Shire and the City of Bayside.
 - Four and a half years experience as a senior planning consultant and manager undertaking both statutory and strategic planning projects at Hansen Partnership and Earth Tech.
 - Four and a half years experience in senior management positions, which included strategic and statutory planning portfolios; at the National Capital Authority and Shire of Yarra Ranges.
 - Over six years as a Director of Planisphere Pty Ltd.
4. I am a Fellow of the Planning Institute of Australia (PIA), Registered Planner, and am currently serving as President of the Victorian Committee.
5. I am a Member of the Victorian Planning and Environmental Law Association.

AREA OF EXPERTISE

6. I have substantial experience in strategic and statutory planning, including the preparation and implementation of strategic plans and planning scheme amendments, and the preparation and assessment of planning permit applications.
7. My full *curriculum vitae* is provided as [Appendix A](#).

EXPERTISE TO MAKE THIS REPORT

8. My expertise as a statutory and strategic planner includes the preparation of numerous strategic plans, planning scheme amendments and advice in relation to the application of residential zones. My experience includes the

preparation of planning scheme amendments intended to implement strategic plans, housing strategies and urban design guidelines.

INSTRUCTIONS

9. I was formally engaged by Maddocks Lawyers in August 2016 to provide independent planning advice in relation to *Monash Planning Scheme Amendment C125*; and to present expert evidence at the Panel Hearing scheduled for 5 September 2016.
10. The scope of my engagement was outlined in a letter dated 10 August 2016:
 - Provide a précis of the *Monash Housing Strategy (2014)* prepared by Planisphere;
 - Review all Amendment documentation and Council reports;
 - Review all submissions and Council's response to submissions;
 - Report on key issues and response to submissions.
11. Those instructions form the basis of this statement.

FACTS, MATTERS & ASSUMPTIONS

12. My evidence relies on:
 - *Analysis of Proposed Residential Zones: Final Report 2016* by SGS Economics and Planning
 - *Eastern Subregion Residential State of Play Report 2016*
 - *Monash Housing Strategy 2014* by Planisphere
 - *Monash Neighbourhood Character Review 2013 and 2015* by Planisphere
 - *Monash New Residential Zones Advice 2016* by Planisphere
 - *Monash Planning Scheme*
 - *Plan Melbourne 2014*
 - *Plan Melbourne Refresh 2015*
 - *Southern Subregion Residential State of Play Report 2016*

INVOLVEMENT IN PREVIOUS WORK

13. I was Planisphere's Project Director, responsible for the preparation of the *Monash Housing Strategy 2014*.
14. I was not directly involved in the preparation of the *Neighbourhood Character Review 2013*. I supervised the preparation of the 2015 review, which primarily focussed on the creek abuttal areas.
15. In early 2014 I conducted a workshop with City of Monash Councillors to develop a housing framework. This was refined by Council officers and incorporated into the final version of the housing strategy.

16. My involvement in the preparation of the *Monash New Residential Zones Advice 2016* was limited to attending a briefing meeting with Council officers at the commencement of the project.

OTHER PERSONS RELIED UPON

17. Kristen Wilkes, Associate and Nikki Hill, Architect and Student Planner, of Planisphere, assisted with the analysis and preparation of this evidence.

TERMS USED IN THIS REPORT

18. In order to avoid ambiguity, this report uses the following terms and acronyms:

'The Act' means the *Planning and Environment Act 1987*, unless otherwise stated

'Character Review' refers to the *Monash Neighbourhood Character Review 2015*

'Council' means the City of Monash in its role as planning authority

'DELWP' means the Department of Environment, Land, Water and Planning

'DTPLI' means the former Department of Transport, Planning, Local Government and Infrastructure

'GRZ' refers to the General Residential Zone

'Housing Strategy' refers to the *Monash Housing Strategy 2014*

'Minister' means the Victorian Minister for Planning

'Monash' means the municipal area of the City of Monash

'NRZ' refers to the Neighbourhood Residential Zone

'RGZ' refers to the Residential Growth Zone

2 SUMMARY OPINION

19. The brief for the Monash Housing Strategy 2014 was to revise and update the 2004 version to take into account recent development and changes to the planning context, including the release of *Plan Melbourne* and the new residential zones.
20. The Strategy sets out Monash's Residential Framework, which identifies areas suitable for limited, incremental and future growth potential, classified within eight categories.
21. Amendment C125 focuses on the implementation of categories 5-8 of the Monash Residential Framework with the remaining categories to be reviewed after Stage 1 and initiated in a separate Amendment process.
22. I have reviewed the proposed Amendment C125 changes to the Monash LPPF in relation to the *Monash Housing Strategy, 2014* and the *Monash Neighbourhood Character Review, 2015*. In my opinion the proposed changes accurately reflect the intention of both strategic documents.
23. In my opinion, Amendment C125 applies the new residential zones in a manner that is generally consistent with the Housing Strategy and the principles and criteria described in Practice Note 78 *Applying the Residential Zones*. This conclusion is subject to the following observations and recommendations.
24. I am satisfied that the following zones and their boundaries are strategically justified and appropriately applied:
- GRZ5: Oakleigh and Wheelers Hill Activity Centres
 - NRZ1: Monash Heritage Precincts.
25. The further strategic work identified in Clause 21.04 'Residential Development' should consider the potential to apply the Residential Growth Zone:
- In Activity Centre Cores (Housing Strategy, Category 2);
 - Along Springvale Road and Dandenong Road boulevards, where consistent with the built form context (Category 4);
 - To any brownfield redevelopment sites identified in close proximity to the Activity Centre Cores or boulevards.
26. In addition, future Activity Centre Structure Plans should review the effectiveness of the General Residential Zone in achieving housing diversity within the 'accessible areas' surrounding each activity centre.
27. As the boundaries to RGZ3 and GRZ6 have been developed in consultation with the Metropolitan Planning Authority I do not have sufficient information with which to consider their appropriateness. However, I am satisfied that the

application of these zones in the areas identified is consistent with the intent of Housing Strategy.

28. In my opinion, the use of the NRZ is appropriate for the Dandenong Creek Escarpment and the Creek Abuttal Areas. Consideration should be given to aligning the NRZ boundary with Proposed Character Type D (Existing Character Type E).
29. I am satisfied that the GRZ is the appropriate zone for the majority of Monash's Garden City Suburbs and that the boundary between GRZ₃ and GRZ₄ is logical and strategically justified. Some refinement of the boundaries to these two zones is recommended as a result of my conclusions with respect to the NRZ above.
30. I have reviewed the proposed zone schedules, basing my analysis on the Final Council position reached by resolution on 29 March 2016. In my opinion the schedules support the intent of the Housing Strategy and Neighbourhood Character objectives in general terms.
31. I have made detailed recommendations aimed at refining and clarifying the schedules.

3 MONASH AMENDMENT C125

3.1 EXHIBITED AMENDMENT

32. Amendment C125 seeks to implement the *Monash Housing Strategy 2014* as part of a two stage process. The amendment proposes to make changes to the MSS, to introduce and modify zone and overlay schedules throughout the residential areas of Monash.

33. Specifically, the exhibited amendment:

- Updates Schedule 1 to the Neighbourhood Residential Zone.
- Introduces Schedules 2, 3 and 4 to the Neighbourhood Residential Zone.
- Applies the Neighbourhood Residential Zone to the areas identified in the Residential Framework Plan as Heritage Precincts (Schedule 1), the Creek Environs (Schedules 2 and 3) and the Dandenong Creek Escarpment (Schedule 4).
- Includes a minimum allotment site of 300m² for Neighbourhood Residential Zones 2, 3 and 4.
- Updates Schedule 2 to the General Residential Zone.
- Introduces Schedules 3 and 4 to the General Residential Zone.
- Applies the General Residential Zone Schedule 2 and 3 generally to the areas identified in the Residential Framework Plan as the Garden City Suburbs.
- Applies the General Residential Zone Schedule 4 to the residential areas within the Wheelers Hill and Oakleigh Activity Centres.
- Updates all Monash Planning Scheme Zoning Maps.
- Replaces Clause 21.04 (Residential Development) with a new Clause of the same name.
- Replaces Clause 22.01 (Residential Development and Character Policy) with new Clause of the same name.
- Updates Clauses 20.02, Clause 21.03, Clause 21.06, Clause 21.06A, Clause 21.07, Clause 21.12, Clause 21.13, Clause 21.15, Clause 22.05, Clause 22.06, 22.07, and 22.09 to introduce consequential changes.

3.2 COUNCIL RESOLUTIONS

34. Amendment C125 was presented to the Council on a number of occasions, following community consultation rounds and changes to amendment documents. Council resolutions relating to Amendment C125 were made on the following dates and a summary of each resolution is provided below:

- 27 October 2015

- 24 November 2015
 - 29 March 2016
 - 31 May 2016
 - 26 July 2016.
35. On 27 October 2015, Council resolved to:
- Note the submissions received and agree to modify Amendment C125 in accordance with officer recommendations;
(Recommendations were to modify Amendment C125 included changes to site coverage, rear setbacks, front setbacks, private open space and mapping anomalies, in accordance with submissions received)
 - Request the Minister for Planning to appoint a Panel to consider submissions and refer all submissions received to the Panel;
 - Notify submitters of Councils decision.
36. On 24 November 2015, the Council resolved to:
- Modify its decision of 27 October 2015 by; reducing the range of lots sizes and zone combinations to provide coverage of typical development applications currently received and average lot sizes across the proposed GRZ and NRZ schedules, and by revising the proposed reporting dates.
37. On 29 March 2016, the Council resolved to:
- Note the submissions and comments received;
 - Modify Amendment C125 in accordance with officer recommendations and adopt this as Councils in-principle position;
 - The changes to the amendment included:
 - Changing the site coverage in the GRZ 3 and NRZ 1 & 4 areas from 40% to 50%
 - Changing site coverage in the NRZ 3 area from 40% to 45%
 - Deleting proposed changes to side setbacks across all zones
 - Deleting the specification of a height for canopy trees and instead linking the height of canopy trees to the height of the dwelling
 - Changing the minimum parcel of POS from 60m² to 50m² in the GRZ 3 & 4
 - Retaining the existing 7.6m front setback for the NRZ 4 area
 - Undertake community consultation on the in principle position by inviting verbal and written submissions from the community;
 - Convene a special meeting of Council on 3 May 2016 to allow for verbal submissions to be heard;

- Make a final decision on the Amendment at the Council meeting of 31 May 2016 on the form of the amendment to be submitted for consideration by the Planning Panel, upon consideration of all submissions received;
 - Give notice of the above decision to all submitters via mail-out and public notices.
38. On 31 May 2016, the Council resolved to:
- Note the submissions and comments received;
 - Modify Amendment C125 in accordance with officer recommendations and adopts this as Councils in-principle position;
 - Note that the changes proposed to the amendment are the 'in-principle' changes of 29 March 2016, along with several minor zone boundary corrections and include:
 - Changing the site coverage in the GRZ 3 and NRZ 1 & 4 areas from 40% to 50%
 - Changing site coverage in the NRZ 3 area from 40% to 45%
 - Deleting proposed changes to side setbacks across all zones
 - Deleting the specification of a height for canopy trees and instead linking the height of canopy trees to the height of the dwelling
 - Reducing the number of canopy trees required in each schedule to a minimum of 2
 - Changing the minimum parcel of POS from 60m² to 50m² across all zones, except NRZ 2 & 3
 - Retaining the existing 7.6m front setback for the NRZ 4 area
 - Deleting the proposed changes to the rear setbacks of GRZ 3 & 4 and NRZ 1 & 4
 - Reducing the extent of the NRZ 4 by removing the area of land generally bounded by Highbury Road, Springvale Road, Waverly Road, Gallagher's Road, Westlands Road and Camelot Drive, Glen Waverly from the NRZ4 and placing it in the proposed GRZ 4
 - Deleting the requirement for a 10% Public Open Space contribution for all land within the RGZ 3, GRZ 6 or C1Z in the Clayton Activity Centre
 - Minor boundary changes or corrections
 - Request the Minister to appoint an independent Panel to consider the submission and Amendment C125, and refer all submissions received to the Panel;
 - Give notice of the above decision by mail-out to all submitters and mail-out to all owners/occupiers in areas affected by a change in the zone.

39. On 26 July 2016, the Council resolved to:
- Reinststate the proposed NRZ 4 to the area of land generally bounded by Springvale Road, Waverly Road, Gallaghers Road and High Street Road;
 - Adopt the above change as part of Council's submission to the independent panel hearing for Amendment C125;
 - Notify affected residents of the reinstatement of NRZ 4.

4 THE PLANISPHERE REPORTS

4.1 MONASH HOUSING STRATEGY 2014

40. The *Housing Strategy* sets out a range of objectives, strategies and actions that address a range of housing issues within the municipality. The scope of the *Housing Strategy* is structured around the following objectives:

To provide accommodation for a diverse and growing population that caters for different family and lifestyle preferences and a variety of residential environments and urban experiences.

To encourage the provision of a variety of housing styles and sizes that will accommodate the future housing needs and preferences of the Monash community.

To recognise and provide for housing needs of an ageing population.

To ensure that development is appropriate having regard to the residential environment of the area, in particular neighbourhood character and amenity.

To ensure that heritage dwellings are identified and conserved.

To recognise the need to conserve treed environments and revegetate other areas including new residential developments to maintain and enhance the Garden City Character of the municipality.

To encourage efficient use of existing physical and social infrastructure.

To encourage high standards of environmental design in buildings and landscaping associated with residential development that takes into account environmental constraints including soil erosion, urban water management and fire risk.

To encourage building practices and dwelling preferences that are energy efficient and sustainable and that incorporate landscape design and use of construction materials that minimise environmental impacts.

To ensure appropriate infrastructure is provided to meet changing community needs that also complies with the principles of environmentally sustainable development.

To revitalise Monash's activity centres by supporting higher density residential and mixed use development.

To ensure that housing in Monash is accessible and safe.

To ensure appropriate and affordable housing is available to suit the social and economic needs of the community. (p. 59)

41. The brief for the strategy was to revise and update the 2004 version to take into account recent development and changes to the planning context, including the release of *Plan Melbourne* and the new residential zones. The strategy therefore built upon its predecessor and further refined the existing local planning policy framework.

42. The Residential Framework map (see page 13) illustrates the areas in which limited, moderate and substantial growth could potentially occur within Monash with reference to the principles outlined in *Plan Melbourne*.

43. There are a number of other factors identified in *Plan Melbourne* which have implications for the *Housing Strategy* as follows:
- Reinforcing the strategic importance of the Monash Technology Precinct, to be known as the Monash National Employment Cluster, and providing a clearer indication as to the geographic extent of this areas than previous strategies;
 - Designating 'urban renewal areas' at Glen Waverley and along the Huntingdale to Clayton Rail Corridor, that are of metropolitan significance;
 - Retaining a strategic focus on Activity Centres as important nodes for commercial and residential development;
 - Nominating Brandon Park, Clayton, Glen Waverley Mt Waverly and Oakleigh as 'Activity Centres';
 - Supporting stronger planning controls over local 'neighbourhood centres' and residential neighbourhoods with a character that is sought to be retained;
 - Identifying potential long-term rail infrastructure improvements that traverse Monash, namely the South-East Rail Link and the Rowville Rail Link.

44. In regard to housing considerations, the *Monash Housing Strategy* covers the key elements identified in *Plan Melbourne*. These are summarised in the table below:

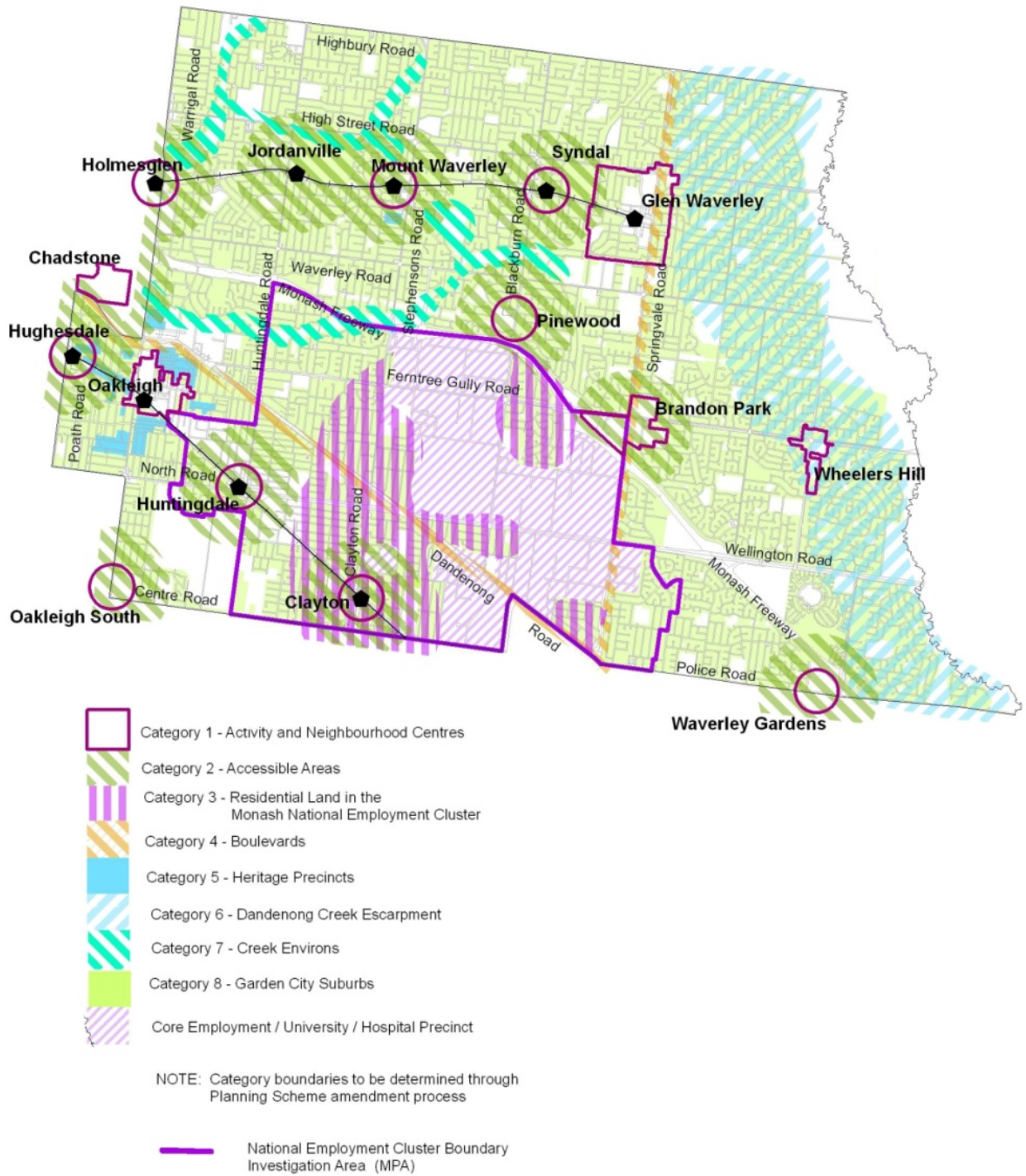
Consideration	Monash Housing Strategy	Plan Melbourne
Demographic Change	Reviews, updates and identifies any significant changes to demographic profile of the municipality	Broadly identifies growth trends and demographic changes across Melbourne
Local housing needs	Identifies housing requirements and needs of the local community	Advocates for liveable communities and neighbourhoods
Housing Diversity	Identifies strategies to be encourage the provision of housing diversity	Focuses on housing diversity in growth areas and improvements to housing delivery models
Affordable housing	Investigate options for the provision of housing affordability	Recognises housing stress and proposes a range of further work to understand affordability contexts and strengthen policies. Advocates for housing located near services and public transport.

Consideration	Monash Housing Strategy	Plan Melbourne
Future housing needs	Anticipates future housing needs in Monash	On a municipal level, applies the new residential zones. On a metropolitan scale, considers housing policies in relation to five subregions

63. *Plan Melbourne* calls for all Councils to address housing affordability and choice through the preparation of a municipal housing strategy. In particular, it has a strong emphasis on demographic change, housing profiles and housing affordability in Monash. The *Housing Strategy* directly references residential growth and application principles identified in *Plan Melbourne* and also discusses future options for the application of schedule variations within Monash, as enabled by the introduction of the reformed residential zones.

64. The Strategy sets out Monash’s Residential Framework, which identifies areas suitable for limited, incremental and future growth potential, classified within eight categories as outlined below:

Housing Category	Name	Change Type
Category 1	Activity and Neighbourhood Centres	Substantial
Category 2	Accessible Areas	Substantial
Category 3	Monash National Employment Cluster	Substantial
Category 4	Boulevards	Substantial
Category 5	Heritage Precincts	Limited
Category 6	Dandenong Creek Escarpment	Limited
Category 7	Creek Environs	Limited
Category 8	Garden City Suburbs	Moderate



65. The *Housing Strategy* also highlights the need to review the Monash planning scheme policies and provisions and implement new provisions, including:
- Periodically reviewing policies and provisions in relation to housing diversity and preferred locations for affordable housing;

- Monitoring the effectiveness of the Environmentally Efficient Design Policy;
- Introducing appropriate residential zones and schedules;
- Introducing provision requiring water sensitive urban design outcomes;
- Amending the Residential Development Character Policy to describe future character around activity centres; and
- Reviewing the provisions and policies around development in activity centres and redevelopment sites to facilitate improvements to design and amenity.

66. Amendment C125 focuses on the implementation of categories 5-8 of the Monash Residential Framework with the remaining categories to be reviewed after Stage 1 and initiated in a separate Amendment process.

4.2 MONASH NEIGHBOURHOOD CHARACTER REVIEW 2013 AND 2015

67. The 2013 *Neighbourhood Character Review* was a review and update of the *Monash Neighbourhood Character Study 1997*, within the context of the Council's review of its Housing Strategy. It provided input to that Strategy in determining areas of growth and change. The 2013 Review refined previous character types, reducing the number of types, and revised some boundaries. This Review summarised survey findings in relation to details of each of the character types in an Appendix.

68. The 2015 Neighbourhood Character Review focussed on creek side areas and a refinement of neighbourhood character statements and boundaries in order to make recommendations for revised future character statements. The scope of the study focused on:

- Review of existing character type boundaries
- Refinement and update of the existing character statements for each precinct
- Review and refinement of desired future character statements for each precinct.

69. It made updates to the 2013 Review in accordance with the adopted *Housing Strategy* and made recommendations for areas within the creek side/river environs.

70. The Review made broad recommendations for the potential translation of the new zones based on the findings on the Review. The focus of the recommendations was around the NRZ and the GRZ, with future policy direction for RGZ areas to be based on further strategic work being undertaken in the *Housing Strategy*.

71. The Review makes recommendations for the consolidation of character types based on the previous Reviews in 1997 and 2013. It also outlines existing characteristics and notes changes to character since the former review. The recommendations arising from the 2015 Review are not intended to designate areas of housing growth or change, rather they articulate different neighbourhood characteristics within the municipality.
72. The 2015 Review makes the following recommendations for the application of the new residential zones in Monash as follows:
73. For NRZ areas:
- Oakleigh HO precinct should be included in the NRZ
 - Areas within the existing VPO should be considered for inclusion in the NRZ. Some sites within this area however are capable of accommodating a higher density of development.
 - NRZ is not required for NCO areas, as design controls are already accommodated in existing DDO and other controls.
74. For GRZ areas:
- The majority of residential areas are suitable for GRZ, provided guidance is outlined through schedule variations.
 - Should the VPO be applied to GRZ areas, rigorous design standards, particularly around landscaping, site coverage, permeability and vegetation protection, are required.
75. Although the application of the RGZ was outside the scope of the Review, the general recommendations were made as follows:
- Apply RGZ around activity centres, Monash Employment Corridor and in areas identified in *Plan Melbourne* as appropriate for higher levels of development.
76. A matrix of findings attached as Appendix A in the report, document the survey findings of the 2013 Review. It makes observations about key characteristics on side setbacks, site coverage, lot sizes, fences, public realm, building types, scale, infill, street patterns and topography. In some instances specific figures are included regarding site coverage, permeability, setbacks and fence height. While these recommendations were not intended to form the final controls, there appears to be some correlation between the proposed controls exhibited as part of Amendment C125 and the findings of the Review.
77. The Review does not acknowledge the role of the Monash Employment Cluster and its contribution to housing within the municipality. Furthermore, in many instances, the housing categories outlined in the Housing Strategy comprise a number of different character types. This is most evident within the Garden City Suburbs (category 8), which includes segments of all neighbourhood character types.

4.3 MONASH NEW RESIDENTIAL ZONES ADVICE 2016

78. Planisphere was engaged by the City of Monash to assist in addressing issues raised by the Council in its resolution on 27 October 2015 in relation to Amendment C125 to the *Monash Planning Scheme*.
79. The report discusses the proposed Amendment in context with the *Monash Neighbourhood Character Review's 2013 and 2015* ('The Character Review') and the *Monash Housing Strategy 2014* ('The Housing Strategy'). It also discusses policy implications arising from *Plan Melbourne 2014* and *Plan Melbourne Refresh 2015*.
80. It also addresses the following questions raised in Council resolutions on 24 October and 24 November 2015:
- whether the proposed Dandenong Creek escarpment is appropriately configured;
 - whether the proposed controls for the NRZ1, NRZ2, NRZ3 and NRZ4 are effective in providing appropriate and the desired protection for these areas, and in particular:
 - whether a minimum 60m² requirement of private open space is appropriate.
81. The *Monash New Residential Zones Advice* report concludes that the relationship between the *Housing Strategy 2014* report and the *Neighbourhood Character Reviews* is strong and consistent, and that the Amendment C125 reflects the strategic content of both reports.
82. The advice report supports the vegetation and tree protection controls outlined in exhibited Amendment C125, highlighting that Monash's approach to vegetation and tree protection is consistent with approaches taken in other middle-ring municipalities.
83. The *Monash New Residential Zones Advice* report also concludes that:
- Changes to the ResCode requirements across all the proposed schedules are considered appropriate as they reflect the intentions of the Character Review and allow for appropriate levels of growth and change in moderate and substantial change areas. The provisions do not restrict growth in or around areas close to services and infrastructure and reinforce the Garden City character of the municipality.
- Variations proposed in the amendment, particularly through the GRZ, reinforce the Garden City Character objectives, heritage and other environmental objectives of the Monash Planning Scheme.
- Increased canopy tree requirements in NRZ2 and NRZ3 further reinforce the requirement for spacious garden settings and tall canopy trees.
- The proposed schedules for NRZ2 and NRZ3 achieve the objectives, future characteristics and residential outcomes sought in the Monash Housing Strategy. The provisions allow for additional spacing between buildings, decreased site coverage and increased permeability which reinforce the Garden City character of the area and the sensitive creek environs. As the site

- No changes are recommended to the NRZ boundary in relation to Springvale Road;
- The boundary between Character Type D and Type B should be altered to include the area between Jells Road and Lum Road in Quadrant 4, which would see a change to the NRZ in this location;
- The Dandenong Creek Escarpment be renamed to the Dandenong Creek Valley to properly reflect the topographical characteristics of the area;
- The detailed NRZ requirements support the policy context the strategic intent of the Amendment; and
- The NRZ requirements are supported by the analysis undertaken by MGS.

87. Changes to the exhibited boundary of NRZ₄ were made by Council resolution. These are addressed later in the statement.

5 EVALUATION OF AMENDMENT C125

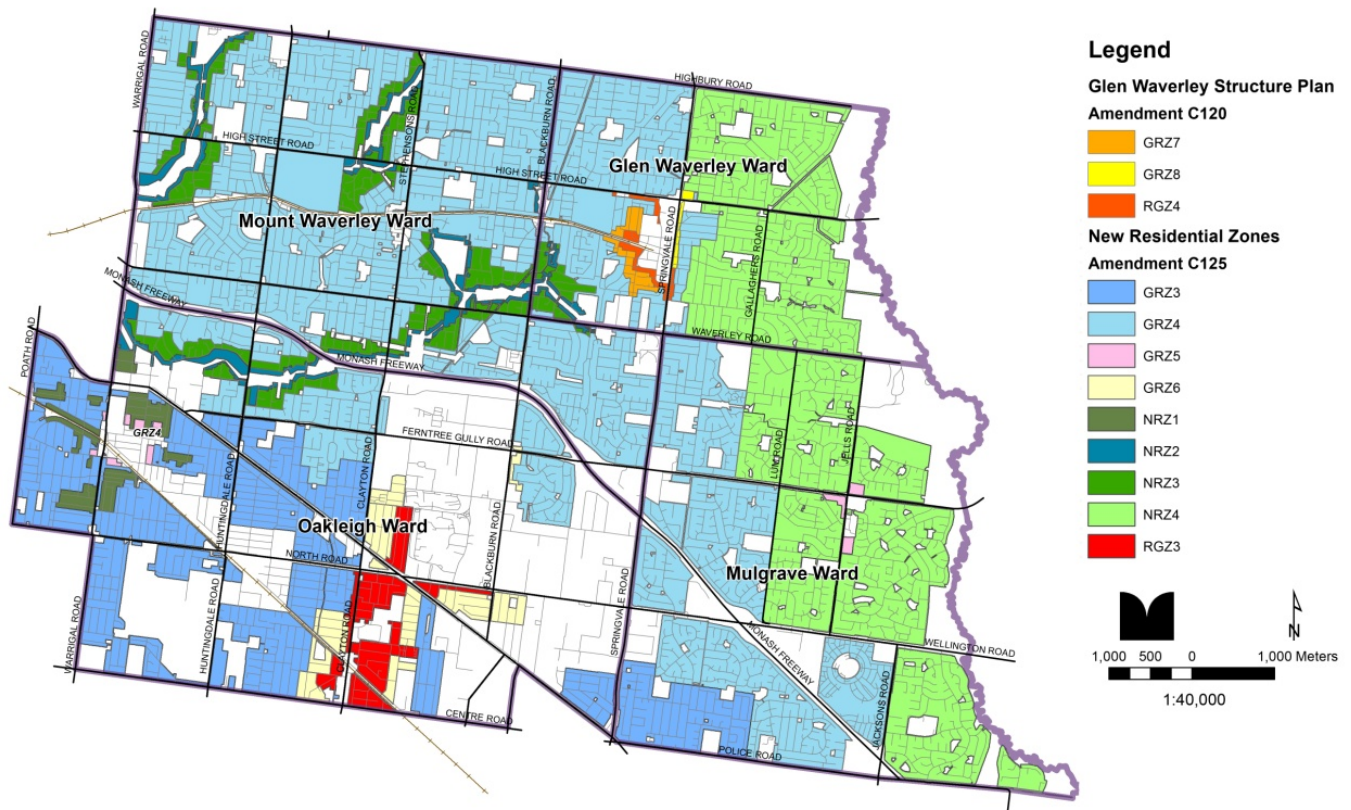
5.1 LOCAL PLANNING POLICY FRAMEWORK

88. I have reviewed the proposed changes to the Monash LPPF in relation to the *Monash Housing Strategy, 2014* and the *Monash Neighbourhood Character Review, 2015*. The proposed changes accurately reflect the intention of both strategic documents.
89. I note that the preferred character statements contained in to in Clause 22.01 are not a direct translation from the Neighbourhood Character Review. I understand they have been modified to address the aspirations of the Housing Strategy.

5.2 RESIDENTIAL ZONES

90. The Explanatory Report for Amendment C125 states that the proposed zones boundaries reflect the Residential Framework Plan contained in the *Monash Housing Strategy 2014*. The Amendment proposes to include the Housing Strategy as a reference document.
91. The Residential Framework Plan identifies eight categories of residential land, the boundaries of which are not precisely defined.
92. The precise zone boundaries contained in the amendment appear to have been further refined by reference to:
- Existing and proposed activity centre structure plans;
 - The *Monash Neighbourhood Character Review 2015*; and
 - Consultation between Monash City Council and the Metropolitan Planning Authority with respect to the Monash National Employment Cluster.
93. I have evaluated the proposed zones against the eight residential categories contained in the Housing Strategy under the relevant subheadings below.
94. The map overleaf provides an overview of the residential zones originally exhibited as part of Amendment C125 (and C120).

95. Proposed Residential Zones Map



AREAS WITH FUTURE REDEVELOPMENT POTENTIAL

Category 1 – Activity and Neighbourhood Centres

- 96. Under the Residential Framework Plan these areas include residential land identified within a Structure Plan as forming part of an activity centre or a Neighbourhood Centre.
- 97. The expected residential outcomes are mixed use and apartment development at a density appropriate to the context of the Activity Centre (Housing Strategy, p. 69).
- 98. The Amendment proposes to apply the following zones to Category 1 Areas:
 - GRZ5: Oakleigh and Wheelers Hill Activity Centres
- 99. Clayton Activity Centre was incorporated into the proposed RGZ3 to be applied to the Monash National Employment Cluster following consultation with the Metropolitan Planning Authority (see below).

100. Proposed controls for Glen Waverley are addressed by Amendment C120, which proposes to implement the *Glen Waverley Structure Plan*. That amendment proposes the introduction of RGZ4, GRZ7 and GRZ8.

101. Zone Selection

102. Oakleigh Activity Centre is characterised by an expansive, well-serviced commercial core surrounded by residential areas that include a number of heritage precincts. The precincts proposed for inclusion in GRZ5 are identified as either civic or residential periphery areas. In both cases sensitivity to the surrounding heritage context is required.

103. Wheelers Hill Activity Centre is poorly serviced by public transport and sits within a sensitive landscape setting.

104. In my opinion the General Residential Zone is the appropriate zone to apply in the context of the precincts in question.

105. Zone Boundaries

106. The boundaries of the GRZ5 in Oakleigh are consistent with the Oakleigh Major Activity Centre Framework Plan, currently found at Clause 21.15 of the *Monash Planning Scheme*.

107. The boundaries of the GRZ5 in Wheelers Hill are consistent with the map attached to the Wheelers Hill Neighbourhood Activity Centre Policy, Clause 22.06 of the *Monash Planning Scheme*.

108. In my option the GRZ5 boundaries are strategically justified.

109. Further Strategic Work

110. The Housing Framework Plan identifies the following Activity and Neighbourhood Centres that have not been separately addressed by Amendment C125 (or Amendment C120): Holmesglen, Mount Waverley, Syndal, Hughesdale, Huntingdale, Oakleigh South, Pinewood, Brandon Park and Waverley Gardens.

111. Proposed Clause 21.04 'Residential Development' includes the preparation of structure plans for each of these centres, except Brandon Park, as further strategic work.

Category 2 – Accessible Areas

112. The Housing Framework Plan identifies 'Accessible Areas' which extend for a distance of approximately 400m around the activity centres of Holmesglen, Jordanville, Mount Waverley, Syndal, Hughesdale, Huntingdale, Oakleigh South, Clayton, Pinewood, Brandon Park and Waverley Gardens.

113. The Housing Strategy identifies these areas as playing a transitional role between the activity centre and the surrounding residential areas.

114. Further Strategic Work

115. With the exception of Clayton, Amendment C125 does not distinguish these areas from the surrounding residential areas.

116. Nevertheless, as noted above, Clause 21.04 proposes the preparation of structure plans for all of the remaining activity centres, with the exception of Brandon Park.

Category 3 – Residential Land in the Monash National Employment Cluster

117. The Amendment proposes to apply the following zones to Category 3 Areas:

- RGZ3: Housing Growth Area – Clayton Activity Centre and Monash National Employment Cluster
- GRZ6: Monash National Employment Cluster and Clayton Activity Centre – Housing Diversity Area

118. The Housing Strategy identifies an expansive area as being within the Monash National Employment Cluster Boundary Investigation Area. It identifies the future housing outcomes for this area as including higher density apartments at the interface with the technology precinct and a combination of apartment, townhouse and unit development according to the local context.

119. Zone Selection

120. Amendment C125 proposes a combination of RGZ within the core of the cluster and GRZ at the periphery.

121. In my opinion these zones appropriately reflect the intent of the Housing Framework.

122. Zone Boundaries

123. I understand that the proposed zone boundaries were developed in consultation with the Metropolitan Planning Authority. This is consistent with the intent of the Housing Framework.

Category 4 – Boulevards

124. The Housing Framework identifies Springvale and Dandenong Roads as key boulevards that have the potential for higher density built form. The height, typology and intensity of development is intended to vary according to the strategic context.

125. Further Strategic Work

126. Amendment C125 does not distinguish the boulevards from their surrounding residential areas.

127. Nevertheless, the proposed Clause 21.04 'Residential Development' does identify the preparation of urban design principles and built form guidelines for these boulevards as further strategic work to be undertaken in the future.

AREAS WITH LIMITED REDEVELOPMENT POTENTIAL

Category 5 – Heritage Precincts

128. The Housing Framework Plan envisages heritage precincts as being localities where heritage values heavily influence future residential outcomes. Accordingly these are areas where limited redevelopment potential is envisaged.
129. The NRZ1 already applies to Monash’s heritage precincts. I understand that the amendment merely seeks to amend the relevant schedule rather than modify the zone boundary.
130. Zone Selection and Boundaries
131. Amendment C125 proposes to apply NRZ1 to precincts that are currently subject to the Heritage Overlay. This is consistent with the principles outlined in PPN78.
132. I note that some of the precincts proposed for inclusion in NRZ1 directly abut the Oakleigh Activity Centre. I am satisfied that the proposed zone is appropriate as the existing planning framework and provisions already prioritise the protection of heritage values in these locations. This is evidenced by the Strategic Framework Plan included in Clause 21.15 ‘Oakleigh Major Activity Centre Structure Plan’ and the application of the Heritage Overlay to the precincts in question.

Category 6 – Dandenong Creek Escarpment

133. The Housing Strategy outlines the objective for the Dandenong Creek Escarpment as follows:
- Provision of opportunities for modest housing growth and diversification with emphasis on preserving and enhancing Monash’s Garden City Character. Design emphasis is to be placed on the protection of neighbourhood character, landscape and native vegetation across the western slopes of the Dandenong Creek Valley. (p. 74)
134. The future character statement places emphasis on preserving landscape character, the influence of topography, and the availability of views to the Dandenong Ranges. It envisages that the escarpment areas will remain characterised by detached housing and unit development with a vegetated setting.
135. The majority of the escarpment is within Residential Development and Character Policy (Clause 22.01) Character Type ‘E’, which places emphasis on maintaining the predominance of the vegetated setting, emphasising the role of canopy trees as an important unifying element.
136. The emphasis on vegetation is reflected in the application of the Vegetation Protection Overlay, Schedule 1, extensively across the escarpment area.
137. The Amendment proposes to apply the following zones to Category 6 Areas:

- NRZ4: Dandenong Creek Escarpment Areas

138. Zone Selection

139. I consider the NRZ to be the appropriate zone for the Dandenong Creek Escarpment for the following reasons.

140. The existing planning policy framework and the Housing Strategy identify the escarpment as being an area where Monash's Garden City Character is to heavily influence development outcomes. The development context therefore requires consideration of landscape setting, open space (private and public), canopy vegetation and topography.

141. The Vegetation Protection Overlay applies extensively across the escarpment, reinforcing the importance of native vegetation as a key characteristic of this area. Aside from a number of individual pockets, the VPO applies to the entire area proposed for inclusion in NRZ4.

142. The majority of the escarpment area is poorly serviced by public transport relative to other areas of Monash. The exception is the area in close proximity to Glen Waverley Activity Centre and Springvale Road.

143. Data assessed during the preparation of the Housing Strategy revealed that the escarpment had been subject to relatively less development than the western suburbs of Monash. Furthermore, development was more likely to be in the form of replacement dwellings or dual occupancies than multi dwelling developments (see Housing Strategy p. 30).

144. In the broader strategic context, both Whitehorse (to the north) and Greater Dandenong (to the south) apply the NRZ to suburbs adjacent to Dandenong Creek that display similar neighbourhood character to the NRZ4 area. Land to the eastern side of Dandenong Creek is largely within public ownership between the creek and the Eastlink Tollway.

145. Zone Boundaries

146. The exhibited NRZ4 boundaries are generally consistent with *Monash Neighbourhood Character Review 2015* Proposed Character Type D. The exceptions are as follows:

- The area generally bounded by Campbell Street, Westlands Road, High Street Road and Springvale Road, Glen Waverley – Proposed Character Type B (currently C) *included in NRZ4;*
- A significant proportion within the western portion of the area generally bounded by High Street Road, Gallaghers Road, Waverley Road and Springvale Road, Glen Waverley – Proposed Character Type B (currently C) *included in NRZ4;*
- The area bounded by High Street Road, Mimosa Street, Brynor Crescent and Gallaghers Road, Glen Waverley – Proposed Character Type B (currently C) *included in NRZ4;*

- Mannering Drive, Glen Waverley – Proposed Character Type D (currently E) *excluded from NRZ₄*;
- An area immediately to the west of Monash Freeway between Wellington Road and Police Road, Mulgrave – Proposed Character Type D (currently E) *excluded from NRZ₄*;
- Several pockets of land to the east of Springvale Road shown as Proposed Character Type E that have been *included in NRZ₄*.

147. I am satisfied that the majority of the area identified for inclusion in NRZ₄ is justified by the Housing Strategy and the Neighbourhood Character Review.

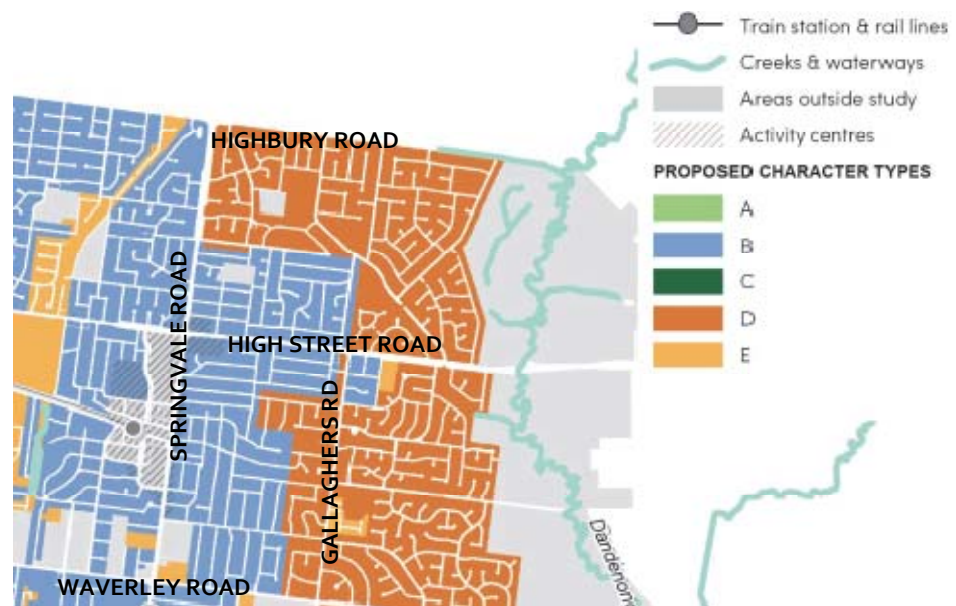
148. The exclusion of the area to the east of Monash Freeway from NRZ₄ is acceptable as the freeway separates this precinct from the Dandenong Creek and the remainder of the escarpment precinct.

149. On 31 May 2016, Council resolved reducing the extent of the NRZ₄ by removing the area of land generally bounded by Highbury Road, Springvale Road, Waverley Road, Gallagher’s Road, Westlands Road and Camelot Drive, Glen Waverley from the NRZ₄ and placing it in the proposed GRZ₄.

150. Subsequently, on 26 July 2016, Council resolved to reinstate the proposed NRZ₄ to the area of land generally bounded by Springvale Road, Waverley Road, Gallaghers Road and High Street Road.

151. Council’s current position therefore retains the exhibited NRZ₄ immediately opposite Glen Waverley Activity centre, but replaces it with the GRZ₄ to the north-east of Springvale Road and Waverley Road.

152. In this location neither the exhibited amendment, nor Council’s current position align with the neighbourhood character precinct boundaries. Due to the proximity of this location to the Glen Waverley Activity Centre, my view is that the most strategically sound approach would be to align the NRZ boundary with Proposed Character Type D, as outlined in the diagram below.



Category 7 – Creek Environs

153. The Creek Environs category applies to residential land adjacent to Damper Creek, Gardiners Creek and Scotchmans Creek in parts of Ashwood, Burwood, Mount Waverley and Glen Waverley.
154. The Housing Framework Plan seeks to moderate development in these localities to protect the interface with waterways, reinforce the natural topography, and sustain vegetation, especially taller trees.
155. The Neighbourhood Character Review identifies a Creekside Environs Sub-Precinct of Proposed Character Type B.
156. The Amendment proposes to apply the following zones to Category 7 Areas:
- NRZ2: Creek Abuttal Areas
 - NRZ3: Creek Environs Areas
157. Zone Selection
158. Amendment C125 proposes to apply NRZ2 to properties immediately abutting key waterways; and NRZ3 to land immediately beyond.
159. In my opinion the application of the NRZ is the appropriate mechanism to support the moderation of development adjacent to the identified waterways.
160. Zone Boundaries
161. The boundaries of NRZ2 generally align with the Creek Environs Sub-Precinct identified in the Neighbourhood Character Review 2015 (Figure 5). This boundary was defined by Planisphere staff as part of the fieldwork undertaken during the review.
162. The NRZ3 boundaries extend beyond the NRZ2 areas. I understand that these boundaries were defined by Council staff. Although, I have not reviewed the detailed alignment of these boundaries I support the proposition that the NRZ should extend beyond the immediate creek interfaces defined by Planisphere.

AREAS SUITABLE FOR INCREMENTAL CHANGE

Category 8 – Garden City Suburbs

163. The Housing Strategy applies the term 'Garden City Suburbs' to all residential suburbs that are not separately identified in the preceding categories. These are identified as areas of incremental change.
164. The residential outcomes envisaged for these suburbs include a mixture of detached houses, units, townhouses and, on larger sites, medium scale apartment developments.
165. The Amendment proposes to apply the following zones to Category 1 Areas:
- GRZ3: Garden City Suburbs – Southern Areas
 - GRZ4: Garden City Suburbs – Northern Areas

166. Zone Selection
167. In my opinion the General Residential Zone is the correct zone to apply to the Garden City Suburbs. This is consistent with the current zoning and the former Residential 1 Zone that applied to the suburbs in question.
168. Zone Boundaries
169. The boundary of GRZ₃ is generally consistent with that of Proposed Character Type A as identified in the Neighbourhood Character Review, with the following exceptions:
- GRZ₃ also includes a number of former school sites that are identified as Proposed Character Type E;
 - As noted above, GRZ₃ excludes portions of Proposed Character Type A that fall within the residential categories referred to under previous subheadings.
170. GRZ₄ is generally consistent with Proposed Character Type B and C and the portion of Type D that lies to the west of the Monash Freeway. It is subject to the same exceptions as GRZ₃.
171. In my opinion, the boundary between GRZ₃ and 4 is logical and consistent with both the Housing Strategy and the Neighbourhood Character Review 2015.

APPLYING THE RESIDENTIAL ZONES: PRACTICE NOTE 58

172. As I have previously noted, the revision of the Housing Strategy was intended to refine the existing residential framework and appropriately align it with *Plan Melbourne 2014* and the new residential zones.
173. In the following table I have compared the Monash Housing Framework with the objectives and criteria outlined in Planning Practice Note 78.

Zone	Principle	Discussion
Substantial Change Areas – Categories 1 ‘Activity and Neighbourhood Centres’ and 3 ‘Monash National Employment Cluster’		
RGZ	Locations offering good access to services, transport and other infrastructure	RGZ₃ is proposed surrounding Clayton Station and adjacent to Monash Medical Centre and Monash University. (RGZ ₁ & 2 are proposed in Glen Waverley as part of Amendment C120)
	Areas which provide a transition between areas of more intensive use and development and areas of restricted housing growth	RGZ₃ provides a transition between commercial and public use zones and surrounding residential areas. (RGZ ₁ & 2 play a similar role in Glen Waverley).

Zone	Principle	Discussion
	Areas where there is mature market demand for higher density outcomes	There are clusters of higher density development in several of Monash’s activity centres, most notably Glen Waverley. The exhibited LPPF proposes the preparation of structure plans for the majority of these activity centres.
Incremental Change Areas – Category 8 ‘Garden City Suburbs’		
GRZ	Areas with a diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character	The GRZ will apply to the majority of Monash’s residential area. The amendment proposes the modification of zone schedules for these areas as they are already included within the GRZ. The proposed GRZ is to be applied to existing GRZ areas where a diversity of housing stock and lot sizes exists. GRZ3 and 4 will be the most extensive zones, covering the majority of the area where incremental change is envisaged. GRZ5 is proposed to apply to transitional areas surrounding the Oakleigh and Wheelers Hill Activity Centres. GRZ6 is proposed as a transitional zone within the Monash National Employment Cluster.
	Areas where moderate housing growth and housing diversity is encouraged	The Housing Strategy envisages a mixture of detached houses, units and town houses, with lower to medium-scale apartment developments on larger lots in the Garden City Suburbs.
NRZ	Areas with a neighbourhood character that is sought to be retained	NRZ2, 3 and 4 are proposed to apply in areas where priority is to be placed on retaining neighbourhood character. A significant component of this character relates to the garden settings and, in the case of NRZ 2 and 3, proximity to urban waterways.
	Areas where more than 80% of lots currently accommodate detached dwellings	NRZ4 is proposed to apply to the eastern fringe of the municipality adjacent to Dandenong Creek. Analysis undertaken to support the Housing Strategy found that there has been less redevelopment occurring in this location than other parts of the municipality (p. 30).
	Areas with Neighbourhood Character Overlays	An NCO applies to the Waverley Park Neighbourhood Character Area. It is not proposed to include this area in the NCZ.
	Residential areas with Heritage Overlays (such as larger heritage precincts, rather than individually recognised heritage sites)	NRZ1 already applies to the HO precincts in the western suburbs of Monash. Amendment C125 proposes to modify the schedule but not change the boundaries.

Zone	Principle	Discussion
	Areas of identified environmental or landscape significance.	<p>NRZ4 is closely aligned with the VPO, although the later is more expansive, extending into adjacent character areas.</p> <p>Although the exhibited NRZ2 and 3 overlap with the VPO in some locations, they are not completely aligned.</p>
	Areas which may not have good supporting transport infrastructure or other infrastructure, facilities and services and are not likely to be improved in the medium to longer term	<p>The majority of the NRZ4 area represents the most poorly serviced area of the municipality in terms of public transport. These areas are beyond the terminus of the Glen Waverley line and (in the most part) beyond walking distance to the Principal Public Transport Network.</p> <p>An exception exists to the north of the NRZ4 area where it is within walking distance of Glen Waverley Activity Centre and Springvale Road.</p>

CONCLUSION

- 174. In my opinion, Amendment C125 applies the new residential zones in a manner that is generally consistent with the Housing Strategy and the principles and criteria described in Practice Note 78 *Applying the Residential Zones*. This conclusion is subject to the following observations and recommendations.
- 175. I am satisfied that the following zones and their boundaries are strategically justified and appropriately applied:
 - GRZ5: Oakleigh and Wheelers Hill Activity Centres
 - NRZ1: Monash Heritage Precincts.
- 176. The further strategic work identified in Clause 21.04 'Residential Development' should consider the potential to apply the Residential Growth Zone:
 - In Activity Centre Cores (Housing Strategy, Category 2);
 - Along Springvale Road and Dandenong Road boulevards, where consistent with the built form context (Category 4);
 - To any brownfield redevelopment sites identified in close proximity to the Activity Centre Cores or boulevards.
- 177. In addition, future Activity Centre Structure Plans should review the effectiveness of the General Residential Zone in achieving housing diversity within the 'accessible areas' surrounding each activity centre.
- 178. As the boundaries to RGZ3 and GRZ6 have been developed in consultation with the Metropolitan Planning Authority I do not have sufficient information with which to consider their appropriateness. However, I am satisfied that the application of these zones in the areas identified is consistent with the intent of Housing Strategy.

179. In my opinion, the use of the NRZ is appropriate for the Dandenong Creek Escarpment and the Creek Abuttal Areas. Consideration should be given to aligning the NRZ boundary with Proposed Character Type D (Existing Character Type E).
180. I am satisfied that the GRZ is the appropriate zone for the majority of Monash's Garden City Suburbs and that the boundary between GRZ₃ and GRZ₄ is logical and strategically justified. Some refinement of the boundaries to these two zones is recommended as a result of my conclusions with respect to the NRZ above.

5.3 ZONE SCHEDULES

RESIDENTIAL GROWTH ZONE

181. The RGZ Table below outlines both the originally exhibited schedule provisions and changes subsequently adopted and exhibited by Council. Application requirements and decision guidelines have been omitted for brevity.
182. I understand that the proposed schedule provisions for RGZ₃ were developed in consultation with the Metropolitan Planning Authority. Two of the provisions were modified by Council resolution on 29 March 2016.

Proposed Standards

183. To avoid confusion I focus my comments on the final (modified) version of the standards arising from the Council resolution on 29 March 2016.
184. In my opinion:
- The reduced minimum street setback standards will support the purpose of the zone by facilitating an urban style of development. I do not know the reasoning behind the differentiated standards outlined in the Council resolution.
 - The Council resolution appears to omit the proposed increase in front setbacks on corner lots. I support this change.
 - The introduction of a landscaping standard requiring one canopy tree that is proportionate in scale to the development is desirable as it will support the 'garden city' character of the municipality;
 - The modified landscaping standard is ambiguously drafted and could be interpreted to suggest that development with more than two storeys need not include a canopy tree. Accordingly it should be refined (see recommendation in table below).

185. Residential Growth Zone Table

Provision/Standard	Exhibited C125	Final Council Position	Recommended Change
	RGZ3 Clayton / Monash NEC	as per Council resolution 29/3/16	
Minimum street setback (A3/B6)	Front setback – 3 metres Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.	Front setback – 3 metres south of Dandenong Road – 4 metres north of Dandenong Road	No change to final Council position.
Site coverage (A5/B8)	None specified	No change to exhibited provisions	No change to exhibited provisions
Permeability (A6/B9)	None specified	No change to exhibited provisions	No change to exhibited provisions
Landscaping (B13)	Retention or provision of at least one canopy tree with a minimum mature height of 10 metres in the front setback.	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.	Retention or provision of at least one canopy tree in the front setback area that has the potential to reach a mature height at least equal to the height of the development or 9 metres, whichever is the lesser.
Side and rear setbacks (A10/B17)	Rear setback – 3 metres for the first 2 storeys plus 2 metres for the 3 rd storey. Side setbacks – None specified	No change to exhibited provisions	No change to exhibited provisions
Walls on boundaries (A11/B18)	None specified	No change to exhibited provisions	No change to exhibited provisions
Private open space (A17)	None specified	No change to exhibited provisions	No change to exhibited provisions

Provision/Standard	Exhibited C125	Final Council Position	Recommended Change
	RGZ3 Clayton / Monash NEC	as per Council resolution 29/3/16	
Private open space (B28)	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> – An area of 40 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum of 35 square metres, a minimum width of 3 metres and convenient access from a living room; or – A balcony of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or – A roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 	No change to exhibited provisions	No change to exhibited provisions
Front fence height (A30/B32)	A front fence within 3 metres of a street should not exceed 0.9 metres.	No change to exhibited provisions	No change to exhibited provisions
Maximum building height	None specified.	No change to exhibited provisions	No change to exhibited provisions

Provision/Standard	Exhibited C125	Final Council Position	Recommended Change
	RGZ3 Clayton / Monash NEC	as per Council resolution 29/3/16	
Decision guidelines	<i>Refer to exhibition documents.</i>	<p>Where the dimensions of an irregular shaped or corner lot make it difficult to meet side and rear setback standards, variation to these standards will be considered where the development proposal demonstrates that it contributes to 'garden city' character.</p> <p>Specifically, whether the variation or reduction in setback allows the development to:</p> <ul style="list-style-type: none"> – Provide sufficient and well located open space elsewhere on the site, primarily unencumbered by easements, to provide for large trees to be retained or planted within front, side and rear setbacks, and secluded open space areas. Environmental weeds and artificial grass should be avoided. – Retain or plant vegetation in the front setback that softens the appearance of built form and contributes to the public realm. – Minimise the impact to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to the adjoining properties. – Establish setbacks that are appropriate taking into account the shape of the lot and the setbacks of adjoining properties. 	No change to exhibited provisions

GENERAL RESIDENTIAL ZONE

186. The GRZ Table below outlines both the originally exhibited schedule provisions and changes subsequently adopted and exhibited by Council. Application requirements and decision guidelines have been omitted for brevity.
187. I have provided commentary and opinions about each of the standards based on the strategic and statutory context in which they are proposed; and the review documents previously discussed in this statement. To avoid confusion I focus my comments on the final (modified) version of the standards arising from the Council resolution on 29 March 2016).

Minimum Street Setback

188. Front setbacks
189. The proposed 7.6 metre minimum front setback standard for GRZ3 and 4 is consistent with the existing standard, which pre-dated the new residential zones.
190. The proposed 4 metre minimum front setback standard for GRZ6 will support the intensification of development within the Monash National Employment Cluster.
191. Garages, carparks and walls abutting boundaries
192. In GRZ3 it is proposed to require an additional one metre setback for garages or car parks; and two metres for any part of a building within 2 metres of the boundary where the building is built to the boundary.
193. In my opinion a one metre setback behind the facade for garages and car parks is reasonable as the Desired Future Character for the Southern Garden City Suburbs promotes articulation of built form.
194. Similarly, the proposed 2 metre setback for portions of buildings abutting boundaries will reinforce articulation and create a perception of separation between dwellings.
195. Corner lots
196. In GRZ3, 4 and 6 it is proposed to increase the front setback for dwellings on the side street of a corner lot from a minimum of 2 metres to 3 metres.
197. Increasing the front setback for dwellings fronting the side boundary of corner lots will place significant development constraints on these properties. My preference would be to focus on amenity and providing space for canopy trees within rear garden areas. On this basis I recommend that this element of the standard be removed from the GRZ Schedules.

Site Coverage

198. It is proposed to reduce the maximum site coverage standard to 50% in both GRZ₃ and 4. Analysis undertaken by MGS and SGS following the original exhibition of Amendment C125 found that the reduced site coverage would not reduce the dwelling yield in these zones.
199. Reducing site coverage creates the potential to provide additional space for landscaping, thereby supporting the Garden City objective. I am supportive of the proposed change.

Permeability

200. It is proposed to increase the minimum permeability standard to 30% in GRZ₃ and 50% in GRZ₄. Council in its resolution of 29 March 2016 proposed a change to the exhibited GRZ₃ standard but not that of GRZ₄.
201. Analysis undertaken by MGS and SGS following the original exhibition of Amendment C125 found that the reduced site coverage would not reduce the dwelling yield in these zones.

Landscaping

202. It is proposed to require the retention or provision of a minimum of two canopy trees that will grow to a mature height proportionate to the development in GRZ₃, 4 and 6.
203. The retention of canopy trees is consistent with the Desired Future Character of the areas in question and supports the Garden City Concept.
204. I note that requiring 2 canopy trees per site may not adequately reflect the diversity of development typologies and lot configurations that may be experienced in the GRZ. Accordingly, it may be appropriate to require more than two trees according to the development context.

Side and Rear Setbacks

205. Side Setbacks
206. The exhibited amendments proposed side and rear setback standards for GRZ₃, 4 and 6. The Council resolution of 29 March 2016 proposed the removal of these standards from GRZ₃ and 4; and the removal of the side setback standards from GRZ 6.
207. The analysis undertaken as part of the Neighbourhood Character Review recognises side setbacks and garden settings as important contributors to character in Proposed Character Type Areas A and B, which cover the majority of the GRZ 3, 4 and 6 areas.
208. The Desired Future Character Statements outlined in the review refer to 'consistent' front and side setbacks and the analysis table within the report recommends 1m setbacks on both sides.

209. In my opinion side-to-side development throughout the GRZ areas of Monash would not support the Desired Future Character of the relevant precincts, or the broader Garden City ethos.

210. I recommend the Residential Development and Character Policy be strengthened to encourage dwellings to be setback from at least one side boundary.

211. Rear Setbacks

212. The exhibited amendment proposed minimum rear setback standards for GRZ₃, 4 and 6. The Council resolution removed these from GRZ₃ and 4 but not 6.

213. Although the Neighbourhood Character Review does not address rear setbacks it does note the importance of vegetation in rear yards as an important contributing factor to neighbourhood character.

214. The proposed standards relating to private open space, site coverage and permeability will assist in supporting character objectives and canopy tree coverage even without the rear setback standards.

Walls on Boundaries

215. The exhibited provisions include a standard limiting walls on boundaries to 6.5 metres in length in GRZ₃ and GRZ₄ areas; and that wall should not be constructed on rear boundaries in GRZ₃, 4 and 6.

216. The 6.5 metre standard is equivalent to the length of a garage or car port.

217. The ResCode standard provides for a maximum of 10 metres or plus 25% of the remaining length of the boundary. Exemptions exist for walls that abut simultaneously constructed or existing boundary walls.

218. The proposed standard would not preclude a proposal to construct more than one wall on a boundary. Provided each wall did not exceed 6.5 metres in length there would be no upper limit on the proportion of the boundary that could be built up.

219. I recommend that the walls on boundaries standards be refined to provide for a maximum of 6.5 metres per boundary and to allow walls to abut existing or simultaneously-constructed walls (see table below).

Private Open Space

220. The current RGZ₂ schedule includes a modified standard that applies only to multi dwelling developments. It provides for a private open space area of 75 square metres at the side or rear with a minimum area of 35 sqm and minimum width of 5 metres. Alternatively, open space may be provided in the form of a balcony or roof top area, consistent with ResCode.

- 221. GRZ3, 4 and 5
- 222. The modified standard proposed for GRZ3 and 4 maintains the 75 square metre total but increases the requirement for the individual area to 50 sqm with a 5 metre width. No provision is made for balcony or roof top open space as an alternative.
- 223. Removing the option of including balcony or *rooftop space for multi-dwelling* developments would compromise the ability to construct apartment developments in GRZ3 and 4. The Housing Strategy envisages that apartment developments are an appropriate typology in accessible areas and on larger sites within the GRZ.
- 224. I recommend that the standard be modified as outlined in the table below. The table is a modified version of the exhibited GRZ5 Schedule, which is based on the existing GRZ2.
- 225. In all three cases I suggest modifying the B28 standard to specify that balconies and roof top private open space areas should be limited to apartment developments. I also support increasing the size of balconies as exhibited, an initiative mooted in the Draft Better Apartment Design Standards.

GRZ3, 4 and 5	Standard	Requirement
Private open space	A17	<u>An area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 50 square metres, a minimum width of 5 metres and convenient access from a living room.</u>
	A17 and B28	<p><u>A dwelling should have private open space consisting of an area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 50 square metres, a minimum width of 5 metres and convenient access from a living room.</u></p> <p>A dwelling <u>in an apartment building</u> or a residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> – An area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum width of 5 metres and convenient access from a living room; or – A balcony of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or – A roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

- 226. GRZ6
- 227. The exhibited GRZ6 schedule is identical to the exhibited GRZ5 and current GRZ2 schedules, except that it reduces the total private open space required to 50 square metres.
- 228. I support the reduced open space standards as the GRZ6 area is identified as an area for intensification. However, the way the provision is drafted creates the potential for balconies or roof top area to be provided as the only private open space area available for single dwellings.
- 229. I recommend that the schedule be modified as follows (compared to the exhibited schedule):

GRZ6	Standard	Requirement
Private open space	A17	<u>An area of 50 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 5 metres and convenient access from a living room.</u>
	A17 and B28	<p><u>A dwelling should have private open space consisting of an area of 50 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 5 metres and convenient access from a living room.</u></p> <p>A dwelling <u>in an apartment building or a residential building</u> should have private open space consisting of:</p> <ul style="list-style-type: none"> – An area of 50 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum width of 5 metres and convenient access from a living room; or – A balcony of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or – A roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

Front Fence Height

- 230. The exhibited schedules for GRZ3, 4 and 5 propose front fence height schedules that are more flexible than the current RGZ2 provision.
- 231. The exhibited GRZ6 Schedule is more stringent than the existing schedule, providing for a maximum front fence height of 0.9 metres.
- 232. Given that the front fence heights are discretionary, generally consistent with desired future character objectives, and will not impact on yield; I recommend that the exhibited versions be adopted.

233. General Residential Zone Table

Provision/Standard	Exhibited C125				Final Council Position as per Council resolutions 29/3/16	Recommended Changes
	GRZ3 – Garden City Southern	GRZ4 – Garden City Northern	GRZ5 – Oakleigh & Wheelers Hill ACs	GRZ6 – Monash NEC & Clayton AC		
Permit for one dwelling on a lot	500 square metres	500 square metres	500 square metres	500 square metres	No change to exhibited provisions	No change to exhibited provisions
Minimum street setback (A3/B6)	<p>7.6m Garages or carports, including those attached to the dwelling, should be setback at least 1 metre behind the dwelling unless constructed on a side boundary where they should be setback at least 2 metres behind the dwelling.</p> <p>Where new development is constructed to a side boundary the front setback must be increased by 2 metres for any part of the development that is within 2 metres of the side boundary.</p> <p>Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p>	<p>7.6m Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p>	None specified	<p>4 metres Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p>	No change to exhibited provisions	<p>Delete the following from each schedule: <i>'Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.'</i></p>

Provision/Standard	Exhibited C125				Final Council Position	Recommended Changes
	GRZ3 – Garden City Southern	GRZ4 – Garden City Northern	GRZ5 – Oakleigh & Wheelers Hill ACs	GRZ6 – Monash NEC & Clayton AC		
Site coverage (A5/B8)	Maximum 40%	Maximum 50%	None specified	None specified	GRZ 3 Maximum 50%	No change to final Council position.
Permeability (A6/B9)	Minimum 40%	Minimum 50%	None specified	None specified	GRZ 3 Minimum 30%	GRZ3 & 4 Minimum 30%
Landscaping (B13)	Retention or provision of at least two canopy trees with a minimum mature height of 8 metres.	Retention or provision of at least three canopy trees with a minimum mature height of 10 metres.	None specified	Retention or provision of at least two canopy trees with a minimum mature height of 10 metres.	GRZ3, 4 & 6 Retention or provision of a minimum of two canopy trees to reach a mature height at least equal to the height of the proposed development.	No change to final Council position.

Provision/Standard	Exhibited C125				Final Council Position	Recommended Changes
	GRZ3 – Garden City Southern	GRZ4 – Garden City Northern	GRZ5 – Oakleigh & Wheelers Hill ACs	GRZ6 – Monash NEC & Clayton AC		
Side and rear setbacks (A10/B17)	<p><u>Side setbacks</u></p> <p>Side 1: a minimum of 1 metre setback, 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.</p> <p>Side 2: a minimum 2 metre setback, 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.</p> <p><u>Rear setbacks</u></p> <p>A minimum 5 metre setback, 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.</p>	<p><u>Side setbacks</u></p> <p>Side 1: a minimum of 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.</p> <p><u>Rear setbacks</u></p> <p>A minimum 5 metre setback, 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.</p>	None specified	<p><u>Side setbacks</u></p> <p>A minimum of 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.</p> <p><u>Rear setbacks</u></p> <p>A minimum 4 metre setback, 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.</p>	<p>as per Council resolutions 29/3/16</p> <p>GRZ 3 & 4</p> <p>None specified [Council 29/3/16]</p> <p>GRZ 6</p> <p><u>Side setbacks</u></p> <p>None specified</p> <p><u>Rear setbacks</u></p> <p>A minimum 4 metre setback, 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.</p>	No change to final Council position.
Walls on boundaries (A11/B18)	<p>A wall on a side boundary should not exceed 6.5 metres in length.</p> <p>Walls should not be constructed on rear boundaries.</p>	<p>A wall on a side boundary should not exceed 6.5 metres in length.</p> <p>Walls should not be constructed on rear boundaries.</p>	None specified	Walls should not be constructed on rear boundaries.	No change to exhibited provisions	<p>GRZ3 & 4</p> <p>The maximum length of wall on any side boundary should not exceed at total of 6.5 metres, or the length of an existing wall abutting the boundary, whichever is the greater.</p> <p>Walls should not be constructed on rear boundaries.</p>

Provision/Standard	Exhibited C125				Final Council Position as per Council resolutions 29/3/16	Recommended Changes
	GRZ3 – Garden City Southern	GRZ4 – Garden City Northern	GRZ5 – Oakleigh & Wheelers Hill ACs	GRZ6 – Monash NEC & Clayton AC		
Private open space (A17/B28)	An area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum wide of 5 metres and convenient access from a living room.	An area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum wide of 5 metres and convenient access from a living room.	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> – An area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum of 35 square metres, a minimum width of 5 metres and convenient access from a living room; or – A balcony of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or – A roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> – An area of 50 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum of 35 square metres, a minimum width of 5 metres and convenient access from a living room; or – A balcony of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or – A roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 	GRZ 3 & 4 An area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 50 square metres, a minimum wide of 5 metres and convenient access from a living room.	See table above
Front fence height (A30/B32)	1.2 metres, or 1.8 metres with at least 20% transparency if adjoining a Category 1 (RDZ1) or 2 (RDZ2).	1.2 metres, or 1.8 metres with at least 20% transparency if adjoining a Category 1 (RDZ1) or 2 (RDZ2).	None specified	0.9 metres	No change to exhibited provisions	No change to exhibited provisions

Provision/Standard	Exhibited C125				Final Council Position	Recommended Changes
	GRZ3 – Garden City Southern	GRZ4 – Garden City Northern	GRZ5 – Oakleigh & Wheelers Hill ACs	GRZ6 – Monash NEC & Clayton AC		
Maximum building height	None specified	None specified	None specified	None specified	No change to exhibited provisions	No change to exhibited provisions
Decision guidelines	<i>Refer to exhibition documents.</i>	<i>Refer to exhibition documents.</i>	<i>Refer to exhibition documents.</i>	<i>Refer to exhibition documents.</i>	GRZ 3, 4, 5 & 6 Addition to Decision Guidelines regarding irregular shaped lots – see RGZ above. [Council 29/3/16]	No change to final Council position.

NEIGHBOURHOOD RESIDENTIAL ZONE

234. The NRZ Table below outlines both the originally exhibited schedule provisions and changes subsequently adopted and exhibited by Council. Application requirements and decision guidelines have been omitted for brevity.
235. I have provided commentary and opinions about each of the standards based on the strategic and statutory context in which they are proposed; and the review documents previously discussed in this statement. To avoid confusion I focus my comments on the final (modified) version of the standards arising from the Council resolution on 29 March 2016)
236. I note that Planisphere previously provided advice about the exhibited NRZ Schedules in a document titled *Monash New Residential Zones Advice 2016*.

Minimum Subdivision Area

237. The exhibited amendment included a minimum subdivision lot area of 300sqm of the NRZ_{2, 3} and ₄ areas.
238. I have not been provided with any analysis of existing lot sizes within these areas by which to assess this proposal.
239. My observation in other municipalities is that the minimum subdivision lot size provision is problematic as it may complicate the subdivision of multi-unit developments.
240. While I am generally supportive of the idea of setting a minimum lot size in NRZ areas, in my view the structure of the NRZ is flawed as there is no link between subdivision and development standards.

Minimum Street Setback

241. NRZ₁
242. By definition this schedule applies to heritage precincts that are also subject to the Heritage Overlay and a local policy. The operation of the Heritage Overlay will ensure that the heritage values of these properties should take precedence over neighbourhood character provisions in the case of a conflict between the two.
243. NRZ_{2, 3} and ₄
244. These three standards (NRZ₄ was modified by Council) all provide for a minimum front setback of 7.6 metres, consistent with the existing GRZ₂ Schedule.
245. All three also require an increase in the front setback of dwellings facing a side street on a corner allotment from 2 metres to 3 metres. The NRZ provides for more moderate development outcomes than the GRZ, meaning that this initiative will have a limited impact on development capacity and flexibility.

246. NRZ2 and 3 require garages and car ports to be setback 1 metre behind the front facade of the dwelling.

247. In my opinion the proposed standards support the character objectives for the relevant precincts as outlined in the Neighbourhood Character Review.

Site Coverage

248. All four schedules were exhibited with a maximum site coverage standard of 40%. The Council resolution in March 2016 increased the standard for NRZ1 and 4 to 50%, which is consistent with the GRZ schedules discussed in the preceding section. In the NRZ3 area the resolution increased the standard to 45%.

249. The NRZ is focussed on protecting character rather than supporting significant growth and provides for a maximum of two dwellings on a lot. On this basis the proposed reduction of site coverage is unlikely to significantly affect dwelling yield, rather it may encourage the development of two storey dwellings with smaller footprints.

250. I am satisfied that reduced site coverage provisions will support the desired future character for the areas in question. I note that the provisions are discretionary, which will allow for flexibility on constrained sites.

Permeability

251. All four schedules were exhibited with a minimum permeability standard of 40%. The Council resolution in March 2016 increased the standard for NRZ1 and 4 to 30%. In the NRZ3 area the resolution increased the standard to 35%.

252. My comments relating to site coverage also apply to permeability.

Landscaping

253. The exhibited landscaping schedules varied according to the number, height and characteristics of planting according as relevant to the precinct.

254. The Council resolution modified the exhibited provision to relate tree height to the scale of development.

255. Canopy trees are an important component of Garden City Character throughout the proposed NRZ, particularly in areas where the VPO applies.

256. I support the inclusion of a landscaping standard requiring the provision or retention of canopy trees throughout the NRZ.

Side and Rear Setbacks

257. The exhibited amendment included various side and rear setbacks within the NRZ Schedules. The March 2016 Council resolution proposed removing the variations for NRZ1 and 4; removing the side setbacks for NRZ2 and 3; and

maintaining rear setbacks of 6 metres and 7 metres for NRZ2 and 3 respectively.

258. Boundary to boundary development in NRZ2, 3 and 4 areas would be an undesirable outcome and contrary to the desired future character of these areas.
259. The proposed rear setback standards for NRZ2 and 3 will assist in maintaining vegetated bands adjacent to creeks and along rear property boundaries.

Walls on Boundaries

260. I refer to the discussion above under the GRZ with respect to walls on boundaries.

Private Open Space

261. The exhibited private open space standards require varying areas of total and secluded private open space per dwelling. The Council resolution reduced the standard for NRZ4 from 60 sqm of secluded open space to 50 sqm; the others remaining as exhibited. None of the standards provide for balconies or roof top areas as an alternative form of open space.
262. In the context of the purpose of the NRZ, it is my opinion that increased open space standards are warranted. Analysis undertaken by MGS has demonstrated that the increased standards are achievable within the areas identified. An unintended consequence of the provision may be that it encourages two storey dwellings with reduced footprints.

Front Fence Height

263. The exhibited schedules include varying provisions relating to front fences.
264. Tall front fences are not an existing or desired characteristic of the precincts in question.
265. I am supportive of the exhibited standards.

266. Neighbourhood Residential Zone Table

Provision/Standard	Exhibited C125				Final Council Position as per Council resolutions 29/3/16	Recommended changes
	NRZ1 – Heritage Precincts	NRZ2 – Creek Abuttal Areas	NRZ3 – Creek Environs Areas	NRZ4 – Dandenong Valley		
Minimum subdivision area	None specified	300 square metres	300 square metres	300 square metres	No change to exhibited provisions	NRZ2, 3 and 4 None specified.
Minimum street setback (A3/B6)	<p>Front setback - 7.6m</p> <p>Garages or carports, including those attached to the dwelling, should be setback at least 1 metre behind the dwelling unless constructed on a side boundary where they should be setback at least 2 metres behind the dwelling.</p> <p>Where new development is constructed to a side boundary the front setback must be increased by 2 metres for any part of the development that is within 2 metres of the side boundary.</p> <p>Side street setbacks as specified in the Tables to Standard A3 and Standard B6 continue to apply.</p>	<p>Front setback - 7.6m</p> <p>Garages or carports, including those attached to the dwelling should be setback at least 1 metre from the front facade of the dwelling.</p> <p>Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p>	<p>Front setback - 7.6m</p> <p>Garages or carports, including those attached to the dwelling should be setback at least 1 metre from the front facade of the dwelling.</p> <p>Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p>	<p>Front setback - 8m</p> <p>Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p>	<p>NRZ 4</p> <p>Front setback – 7.6m</p> <p>Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p>	No change to final Council position.
Site coverage (A5/B8)	40%	40%	40%	40%	<p>NRZ 1 & 4</p> <p>50%</p> <p>NRZ 3</p> <p>45%</p>	No change to final Council position.

Provision/Standard	Exhibited C125				Final Council Position	Recommended changes
	NRZ1 – Heritage Precincts	NRZ2 – Creek Abuttal Areas	NRZ3 – Creek Environs Areas	NRZ4 – Dandenong Valley	as per Council resolutions 29/3/16	
Permeability (A6/B9)	40%	40%	40%	40%	<p>NRZ 1 & 4 30%</p> <p>NRZ 3 35%</p>	No change to final Council position.
Landscaping (B13)	Retention or provision of at least two canopy trees, including at least 1 in the front setback with a minimum mature height of 8 metres.	Provision and/or the retention of at least three canopy trees with a minimum mature height of 12 metres. The species of canopy tree should be native, preferably indigenous. Development should provide for the retention and/or planting of trees as well as mid level canopy vegetation throughout the property.	Provision and/or the retention of at least three canopy trees with a minimum mature height of 10 metres. The species of canopy tree should be native, preferably indigenous. Development should provide for the retention and/or planting of trees as well as mid level canopy vegetation throughout the property.	Provision and/or the retention of at least 2 canopy trees with a minimum mature height of 10 metres. Development should provide for the retention and/or planting of trees as well as mid level canopy vegetation throughout the property.	<p>NRZ 1 Retention or provision of a minimum of two canopy trees including at least 1 in the front setback to reach a mature height at least equal to the height of the proposed development.</p> <p>NRZ 2 Provision and/or the retention of a minimum of two canopy trees to reach a mature height at least equal to the height of the proposed development. The species of canopy tree should be native, preferably indigenous. Development should provide for the retention and/or planting of trees as well as mid level canopy vegetation</p>	No change to final Council position.

Provision/Standard	Exhibited C125				Final Council Position	Recommended changes
	NRZ1 – Heritage Precincts	NRZ2 – Creek Abuttal Areas	NRZ3 – Creek Environs Areas	NRZ4 – Dandenong Valley	as per Council resolutions 29/3/16	
					<p>throughout the property</p> <p>NRZ 3 Provision and/or the retention of a minimum of two canopy trees to reach a mature height at least equal to the height of the proposed development. At least one canopy tree should be located in the front setback area. The species of canopy tree should be native, preferably indigenous. Development should provide for the retention and/or planting of trees as well as mid level canopy vegetation throughout the property.</p> <p>NRZ 4 Provision and/or the retention of a minimum of two canopy trees to reach a mature height at least equal to the height of the proposed</p>	

Provision/Standard	Exhibited C125				Final Council Position	Recommended changes
	NRZ1 – Heritage Precincts	NRZ2 – Creek Abuttal Areas	NRZ3 – Creek Environs Areas	NRZ4 – Dandenong Valley	as per Council resolutions 29/3/16	
					development. At least one canopy tree should be located in the front setback area. The species of canopy tree should be native. Development should provide for the retention and/or planting of trees as well as mid level canopy vegetation throughout the property.	

Provision/Standard	Exhibited C125				Final Council Position	Recommended changes
	NRZ1 – Heritage Precincts	NRZ2 – Creek Abuttal Areas	NRZ3 – Creek Environs Areas	NRZ4 – Dandenong Valley	as per Council resolutions 29/3/16	
Side and rear setbacks (A10/B17)	<p><u>Side setbacks</u></p> <p>Side 1: a minimum of 1 metre setback, 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.</p> <p>Side 2: a minimum 3 metre setback, 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.</p> <p><u>Rear setbacks</u></p> <p>A minimum 5 metre setback, 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.</p>	<p><u>Side setbacks</u></p> <p>Side 1: a minimum of 1.2 metre setback, 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.</p> <p>Side 2: a minimum 3 metre setback, 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.</p> <p>Provide a minimum separation of 3 metres between dwellings constructed on the same site.</p> <p><u>Rear setbacks</u></p> <p>A minimum 7 metre setback, 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.</p>	<p><u>Side setbacks</u></p> <p>Side 1: a minimum of 1.2 metre setback, 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.</p> <p>Side 2: a minimum 3 metre setback, 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.</p> <p>Provide a minimum separation of 3 metres between dwellings constructed on the same site.</p> <p><u>Rear setbacks</u></p> <p>A minimum 6 metre setback, 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.</p>	<p><u>Side setbacks</u></p> <p>Side 1: a minimum of 1 metre setback, 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.</p> <p>Side 2: a minimum 2 metre setback, 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.</p> <p>Provide a minimum separation of 3 metres between dwellings constructed on the same site.</p> <p><u>Rear setbacks</u></p> <p>A minimum 5 metre setback, 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.</p>	<p>NRZ 1 & 4</p> <p>None specified</p> <p>NRZ2</p> <p><u>Side setbacks</u></p> <p>None specified</p> <p><u>Rear setback</u></p> <p>A minimum 7 metre setback, 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.</p> <p>NRZ3</p> <p><u>Side setbacks</u></p> <p>None specified</p> <p><u>Rear setback</u></p> <p>A minimum 6 metre setback, 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.</p>	<p>No change to final Council position.</p>

Provision/Standard	Exhibited C125				Final Council Position	Recommended changes	
	NRZ1 – Heritage Precincts	NRZ2 – Creek Abuttal Areas	NRZ3 – Creek Environs Areas	NRZ4 – Dandenong Valley			
Walls on boundaries (A11/B18)	A wall on a side boundary should not exceed 6.5 metres in length. Walls should not be constructed on rear boundaries.	A wall on a side boundary should not exceed 6.5 metres in length. Walls should not be constructed on rear boundaries.	A wall on a side boundary should not exceed 6.5 metres in length. Walls should not be constructed on rear boundaries.	A wall on a side boundary should not exceed 6.5 metres in length. Walls should not be constructed on rear boundaries.	Walls should not be constructed on rear boundaries.	as per Council resolutions 29/3/16	NRZ1, 2 & 3 The maximum length of wall on any side boundary should not exceed at total of 6.5 metres, or the length of an existing wall abutting the boundary, whichever is the greater. Walls should not be constructed on rear boundaries.
Private open space (A17/B28)	A dwelling or residential building should have private open space consisting of an area of 75 square metres. At least one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum wide of 5 metres with convenient access from a living room.	A dwelling or residential building should have private open space consisting of an area of 80 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum width of 5 metres and convenient access from a living room.	A dwelling or residential building should have private open space consisting of an area of 80 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum width of 5 metres and convenient access from a living room.	A dwelling or residential building should have private open space consisting of an area of 80 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum width of 5 metres and convenient access from a living room.	A dwelling should have private open space consisting of an area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum width of 5 metres and convenient access from a living room.	NRZ 4 A dwelling should have private open space consisting of an area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 50 square metres, a minimum width of 5 metres and convenient access from a living room.	No change to final Council position.
Front fence height (A30/B32)	A front fence within 3 metres of a street should not exceed 1.2 metres.	Fronting a road zone 1.2 metres All other sites 0.6 of a metre	Fronting a road zone 1.2 metres All other sites 0.6 of a metre	Fronting a road zone 1.2 metres All other sites 0.6 of a metre	1.2 metres	No change to exhibited provisions	No change to exhibited provisions

Provision/Standard	Exhibited C125				Final Council Position	Recommended changes
	NRZ1 – Heritage Precincts	NRZ2 – Creek Abuttal Areas	NRZ3 – Creek Environs Areas	NRZ4 – Dandenong Valley	as per Council resolutions 29/3/16	
Decision guidelines	<i>Refer to exhibition documents.</i>	<i>Refer to exhibition documents.</i>	<i>Refer to exhibition documents.</i>	<i>Refer to exhibition documents.</i>	NRZ 1, 2, 3 & 4 Addition to Decision Guidelines regarding irregular shaped lots – see RGZ above. [Council 29/3/16]	No change to final Council position.

5.4 OVERLAYS

267. Amendment C125 proposes the introduction of a Design and Development Overlay and a Development Contributions Overlay to land within the Monash National Employment Cluster.
268. I understand that these provisions and the overlay boundaries were developed in consultation with the Metropolitan Planning Authority.
269. As I am not privy to the background to these provisions I have not formed an opinion about them.

6 SUBMISSIONS

6.1 OVERVIEW

270. Three rounds of community consultation were undertaken to engage with the community on the various stages and changes of Amendment C125.
271. Overall, Council received 2,294 submissions (less individual submitters, as some submitters made multiple submissions) following exhibition of the amendment. Of the 2,294 submissions:
- 19.5% supported the amendment
 - 5% supported the original proposal;
 - 6% supported the proposal with changes;
 - 58% objected to the amendment
 - 10% were unclear.
272. Round 1 – Consultation – June-August 2015:
- 986 submission received, including;
 - Approx. 32% supporting the amendment
 - Approx. 59% opposing or suggesting changes to the amendment
273. Round 2 – Consultation – February-March 2016
- 380 registered users on the Our Say website, with 540 questions and 1002 comments
 - 450 submissions received, including;
 - 146 in the form of a pro-forma objection to planning controls and trees
 - 304 written submissions with opinions approx. 50% opposing and supporting the amendment
274. Round 3 – Consultation – April-May 2016
- Special Council meeting attended by 50 people
 - 534 submissions received (some second of third submissions)
 - Many submitters expressing disappointment in the changes made to the amendment, supporting the original proposal
 - 47% opposing the amendment
275. As noted in the Council officer reports, the main common themes contained within the submissions are:
- Zone boundaries
 - Site coverage

- Rear setbacks
- Side setbacks
- Front setbacks
- Landscaping and canopy trees (height and number)
- Private open space
- Developer Contribution Plan requirements

SITE COVERAGE

276. Categories of the decrease in site coverage:
- Perceived impact on the development potential for multi-unit developments, including the need to construct smaller dwellings
 - Perceived impact on the ability to construct a large single dwelling or other structure including a garage
 - Impact on subdivided lots to redevelop an existing smaller dwelling with a new larger dwelling
 - There was opposition, particularly in the first round of consultation to the proposed GR3 requirement as it varied the maximum site coverage to 40%, which is the same as proposed in the Neighbourhood Residential Zones. NRZ3 – Creek Environs also saw opposition due to proposed site coverage.
277. Requests to be Heard
- #912, (360, 827), 2116 (in support), (598, 1176), (497, 1419, 2076), (1387, 2004) (in support), (844, 1048, 1578, 1634, 1944), 2131, 1040, 769, (779, 780), 831, (866, 871), 519, (852, 2190), 2083, 1175, (356, 602, 739 in support), 1100 (in support), (201, 658).
 - Submission #1796 - opposed to site coverage changes proposed by Council, should be amended to be less
278. The exhibited amendment and final Council position propose to reduce the maximum site coverage standard within the GRZ and NRZ areas. Where Council recommended changes to the exhibited standard it sought to reduce the difference between the proposed schedule and the ResCode provision.
279. The Survey Observations included as an appendix to the Neighbourhood Character Review record the average site coverage in all of the established suburbs of Monash to be between 30 and 38%. The compares with the ResCode standard of 60% and the proposed standards which vary from 40 to 50%.
280. Site coverage is an important standard as it influences building bulk and the availability of land for open space and vegetation. These factors in turn influence Garden City Character.

281. My observation is that site coverage is as often an issue in relation to large detached dwellings as it is for medium density developments.
282. Applying a reduced site setback standard will not of itself reduce development potential, especially given the enhanced private open space standards that already apply within the *Monash Planning Scheme*.
283. The proposed standards may encourage two storey development in order to meet the site coverage and public open space requirements.
284. In my opinion the reduced site coverage standard is an important element of the package of measures aimed at supporting Monash's Garden City Character.

REAR SETBACKS

285. The proposed rear setback standard had a mix of support and opposition.
286. Categories of rear setback opposition:
- Objection to the perceived loss of developable land within an allotment
 - Perceived implications for the quality of developments; double storey will not meet solar access objectives or provide appropriate accessibility for the ageing population
 - Site or location specific opposition. These objections generally saw alternate approaches suggested; no rear setbacks for properties abutting railways, permitting the construction of a garage in a rear setback, altering the rear setback to a side setback for blocks that are shallow in nature
287. Requests to be Heard
- #1985, 912, (360, 827), 787, 2116 (in support), (598, 1176), (497, 1419, 1759), (1387, 2004) (in support), (844, 1048, 1578, 1634, 1944), (725, 764, 1201, 1211, 1213, 1217, 1218, 2098, 2139), 2131, 164, 2146, 1040, (686, 721, 1554, 1555), 769 (in support), (779, 780), 775, (623, 624), 831, (866, 871), 852, 400, 340 (in support), 1175, 676 (in support), (356, 602, 739, 1712), 1100, (201, 658), 2230
 - Submission #1796 #1801, #2103:
 - Rear setbacks should be limited to 1m
 - Lack of flexibility; will therefore impact property values
 - Submission #(317, 588, 1934)
 - Property 8 (Lot 51) Franklin Court, Glen Waverley (located in the proposed NRZ3 zone)
 - Generally in favour of the proposed changes, although raises concerns relating to the increased rear setbacks, particularly for irregular shaped blocks

- Is of the understanding that this increase is not mandatory, however has concerns that the outcomes are of course not guaranteed and therefore suggests a rear uniform setback of 2m be introduced instead (states that there are many irregular lots in this zone).
288. Council’s final position removed the rear setback standard from all of the proposed schedules except for the creekside NRZ2 and 3; and the zones proposed for the Monash Employment Cluster. It also proposed additional decision guidelines to assist in clarifying how discretion would be exercised.
289. I understand that rear setback provisions in the Monash Employment Cluster were developed in consultation with the Metropolitan Planning Authority. I have no further comment to make about those.
290. The two creek environs overlays represent special circumstances that warrant a sensitive approach to rear setbacks. Many of the properties in proposed NRZ2 have rear boundaries abutting waterways and public open spaces, meaning that a rear setback will provide a built form buffer and an opportunity for a softened, vegetated interface.
291. Properties in NRZ3 do not abut the waterways, however they do sit within close proximity to them and are often influenced by the creekside topography. The provision of rear setbacks has the potential to reinforce corridors of vegetation in the vicinity of creeks and open spaces. This will support both the character of the area and the movement of flora and fauna.
292. **Front setback – NRZ4**
293. There were a number of submissions that proposed to the increase of the front setback (from 7.6m to 8 m):
- Submission #(844, 1048, 1578, 1634, 1944), 1040, 769 (in support), 1994, (866, 871), (201, 658)
294. This standard was originally exhibited at 8 metres and subsequently reduced to 7.6 metres by Council resolution.
295. The 7.6 metre standard has applied throughout Monash for a considerable period of time. In my view there is little merit in increasing it to 8 metres, particularly as there are a range of other provisions that will maintain a spacious, open character to the areas in question.
296. **Side setbacks**
297. Multiple submissions were concerned with side setbacks particularly in GRZ3
- Submission #787, (598, 1176), (844, 1048, 1578, 1634, 1944), 1040, (779, 780), 852, 1175, 676 (in support), (201, 658)
 - Submission #1796
 - Side setbacks should be limited to 1m
 - Submission #895, 1100

- In support, however suggests that there should also be a minimum requirement set for side setbacks
 - Submission #2117, 2083,
 - In support, however concerned with the reduction
298. The Final Council position removes the proposed side setbacks from all of the schedules. I support this change, but am of the view that in the GRZ and NRZ areas boundary-to-boundary development is not a desirable outcome. Accordingly, I have recommended that the proposed local policy be strengthened to ensure that side setbacks are reinforced where this is identified as an element of preferred character.

PRIVATE OPEN SPACE

299. There were objections to the proposed changes to the standard for the provision of open space (from one parcel of 35m² to 60m² per dwelling)
- 60m² is excessive (particularly for those wishing to downsize)
 - Issues concerning the maintenance of gardens and yards (areas may appear to be derelict)
 - In combination with proposed setbacks development will become unachievable or significantly compromised
300. Multiple submissions objected to the current standard of 75m² in total
- #2116, (598, 1176), (1419, 2076), (844, 1048, 1578, 1634, 1944), 2146, 1040, 779, (866, 871), 400, 1712, 1100, (201, 658)
301. Submission #1796
- Opposed to existing minimum open space; suggests changing to 25m² per dwelling to increase building options
 - Submission #1796
 - 50m² is not achievable without compromising good design. Suggests one parcel of 40m², yet still retain the overall 75 m²
 - Puts forward an example of how the proposed 50 m² would compromise the design of a typical layout of two townhouses that is seen in Monash
302. Submission #(779, 780), 2177, 2230
- Concerned with there being no provisions made for POS in the form of balconies
303. A private open space standard requiring 75sqm total and one are of 35sqm with a minimum dimension of 5 metres applies across Monash. The same standard applied under the former Residential 1 Zone.
304. I have made detailed comments about the proposed private open space standard elsewhere in this submission.

LANDSCAPING AND CANOPY TREES

305. Round 1 of consultation saw considerable concern for the loss of vegetation in Garden City areas. The amendment included a nominated number of trees per dwelling; of the total submissions, 40% were in support and < 30% opposed.
306. Round 2 of consultation expressed concern with the requirement to plant trees due issues including; infringement on personal property, safety, maintenance, damage to buildings, health risks (carbon dioxide emissions) and the perceived mess that trees create.
307. Requests to be Heard
- #884, 2116 (in support), (497, 1419), (1387, 2004), (844, 1048, 1578, 1634, 1944), 769, (1697, 2179, 2180), 831, (866, 871), 852, (340 (in support), 2083), 1175, 676 (in support), 1776 (in support), (356, 602, 739, 1712)
 - Submission #1796
 - Requests that restriction on canopy trees be removed as it restricts choice of freedom
 - Submission #2117
 - Further define what canopy trees are
308. Canopy trees form an integral component of Monash’s Garden City character. A significant proportion of the municipality is covered by a VPO, but trees contribute to character elsewhere as well.
309. I support the objective of requiring the planting of canopy trees as part of new development proposals. In the absence of a standard it is likely that landscaping would be treated as an afterthought, leaving no room for meaningful planting.
310. In my opinion the final Council position is reasonable and ensures that the scale of new planting is proportionate to proposed buildings.

ZONE BOUNDARIES

311. Categories of the change to zones that apply to land through the amendment:
- Request for a zone that allows for more intensive development; RGZ or CZ
 - Request to be included in a more restrictive zone; NRZ
 - Question the exact location of the boundary due to the criteria of the Housing Strategy

312. Requests to be Heard
- #884, D16-1208872, (271, 858, 2103, 2162, D16-1211530), 788, 912, (360, 827, 1319), 920, 2087, (416, 1220, 1333, 1391, 1911, D16-1178661 in support), (935, 2164), 787, (598, 1176), (1419, 1761, 2076), D16-1207779 (in support), (1181, 1187), (539,1027), 815, 2158, (844, 1048, 1578, 1634, 1944), (725, 764, 1201, 1211, 1213, 1217, 1218, 2098, 2139), (1644, 2112), 1280, (164, D16-1198630), (924, 2146), (1039, 1629, 2118), 1040, (686, 721, 1554, 1555), 749, 769, 914, (442, 779, 780, 908, 2038), 1697, (547, 1994), (866, 871), (852, 2190), 270, (997, 1,000), 785, (318, 341, 797, 798, 875, 876, 897, 1400), (340, 2083), 1175, 1776 (in support), (356, 602, 739, 1712), 1015, (277, 349), (2166, 2168), (2166, 2168 oppose; has petition), (201, 658), 1454, (452, 1952)
 - Submission #1796
 - Requests that boundary of NRGZ be changed to conform to road structure
 - Submission #(203, D16-1206760), (276, 2116), (1132, 1807), (412, 2117)
 - In support generally, however argues that the Neighbourhood protection zones should be extended to include the rest of the Vegetation Protection Overlay
 - Submission #(775, 2028)
 - Transitional provisions must be implemented, to ensure residents are not detrimentally and financially impacted
 - Use overlays rather than re-zoning
 - Submission #(904 in support, then 2172)
 - First submission in full support of zone changes to retain the "Garden City' character, however second submission is concerned with the amendments made after the first round of consultation

313. I have examined the proposed zone boundaries in general terms earlier in this statement.

314. Individual requests for rezoning are addressed below.

MONASH NATIONAL EMPLOYMENT CLUSTER

315. Concerns were raised with the potential for apartment style intense development in the precinct adjacent to Monash University.

316. Although there was some support for the increased development opportunities, some felt it did not extend far enough and some were opposed

317. There was opposition to the increase in Public Open Space contribution and Development Contribution:

- #884 (in support), 787, (844, 1048, 1578, 1634, 1944) (in support), 994 (in support, but suggests strengthening the active transit linkages between key anchors), 928

- #2082 Suggests allowing apartment style development to not be limited to these specified areas, in order to create a better mix of affordable housing

318. As noted previously, I have not formed a view about the detail of RGZ3, GRZ6 and the related overlays as I am not familiar with their origins.

319. Generally speaking, I am satisfied that the proposed provisions reflect the strategic intent for the Monash Employment Cluster as expressed in the Housing Strategy and Plan Melbourne.

SITE SPECIFIC REQUESTS

320. My responses to the site specific rezoning requests are outlined in the table below.

Property	Zoning	Recommendation
554-556 High Street Road, Mount Waverley (Submitter 1809)	Current Planning Scheme: GRZ2 Exhibited: NRZ2	This submission seeks the rezoning of the land to MUZ. In my opinion this is outside the scope of the Amendment.
444-454 Waverley Road, Mount Waverley (Submitter 651)	Current Planning Scheme: GRZ2, VPO1 and LSIO Exhibited: NRZ2	The use and development are anomalous within the surrounding built form context. The existing built form and intensity of development does not align with the intent of the proposed NRZ. In light of the existing use and development and the size of the allotment, I support the inclusion of this property within the GRZ4.
1362-1364 Dandenong Road, Hughesdale (Submitter 982)	Current Planning Scheme: GRZ2 Exhibited: GRZ3	The subject site is currently occupied by a motel. The submission raises concerns about the implications of the proposed GRZ3 Schedule standards for the development potential of the site compared with the existing GRZ2 provisions. I note that the Council resolution of 29 March 2016 proposed to delete some of the standards in question. I have made some additional recommendations about the standard in this statement. The Monash Housing Strategy identifies the Dandenong Road and Springvale Road boulevards as having potential for more robust and diverse built form. Amendment C125 does not implement this element of the Housing Strategy, rather it identifies that the boulevards be addressed as further strategic work. In my opinion the translation of the GRZ2 to GRZ3 in this location is consistent with the approach taken elsewhere in this part of Monash. While, on the face of it, the standards will suggest constraints that do not appear relevant to this site, I note that those standards are discretionary. The context of the site, including its highway frontage, existing use, and surrounding land uses, would likely justify variations to the standards.

Property	Zoning	Recommendation
179 Clayton Road, Oakleigh East 3166 (Submitter 923)	Current Planning Scheme: GRZ2 Exhibited: GRZ3	This submission concerns itself with the boundaries of the Monash National Employment Cluster. I understand that these boundaries were developed in consultation with the Metropolitan Planning Authority. As I am not privy to the criteria for determining these boundaries I have not formed an opinion about this submission.
445 Blackburn Road, Mount Waverley (Submitter 920)	Current Planning Scheme: GRZ2, VPO1 Exhibited: GRZ4	<p>The subject site is currently occupied by a motel. The submission raises concerns about the implications of the proposed GRZ3 Schedule standards for the development potential of the site compared with the existing GRZ2 provisions. I note that the Council resolution of 29 March 2016 proposed to delete some of the standards in question. I have made some additional recommendations about the standard in this statement.</p> <p>The Monash Housing Strategy identifies the land as being within the 'Accessible Area' surrounding the Pinewood Activity Centre. The preparation of a structure plan for that activity centre is included as further strategic work in the exhibited LPPF.</p> <p>In my opinion the translation of the GRZ2 to GRZ3 in this location is consistent with the approach taken elsewhere in this part of Monash. While, on the face of it, the standards will suggest constraints that do not appear relevant to this site, I note that those standards are discretionary. The context of the site, including its highway frontage, existing use, and surrounding land uses, would likely justify variations to the standards.</p>
1221-1249 Centre Road, Oakleigh South (Submitter 1450)	Current Planning Scheme: GRZ2, SUZ2, EAO Exhibited: GRZ3	<p>The submission notes that the site is the subject of a separate planning scheme amendment and application process. It raises concerns about the language used in the exhibited local planning policy framework and the schedules exhibited as part of GRZ3.</p> <p>Council resolved to make changes to the GRZ3 standards in March 2016. In addition, I have made further recommendations.</p> <p>In the context of the overall amendment the translation of the zoning from GRZ2 and GRZ3 is appropriate. On the face of it the land does appear to present a strategic opportunity for more intensive development. I note that this will be the subject of a separate amendment process.</p>
Damper Creek (Submitter 361)	NRZ 2 and NRZ3	<p>The submissions support the proposed NRZ2 and 3 and seek to extend them to provide improved linkages between creeks and open spaces within Monash.</p> <p>Further strategic work would need to be undertaken to justify such a proposal.</p>

Property	Zoning	Recommendation
<p>44-60 Fenton Street, Huntingdale (LS Vic Property Management)</p> <p>17-31 Franklyn Street, Huntingdale (Mr H Bu)</p> <p>1351-1363 North Road, Huntingdale (Submitter 766)</p>	<p>Current zone: IN1Z</p>	<p>This submission relates to the Industrial 1 Zone and is beyond the scope of Amendment C125.</p>
<p>35-37&39 Regent Street, Mount Waverley (Submitter 1833)</p>	<p>Current zoning: GRZ2, VPO1</p> <p>Exhibited zone: NRZ2</p>	<p>The subject land comprises two properties that are developed with substantial houses, swimming pools and a tennis court. Both properties abut a waterway that includes a public walking track.</p> <p>The properties are located within a residential setting that is approximately 250 metres from Waverley Road and is distant from the nearest activity centre.</p> <p>The application of the NRZ in this location is consistent with the approach taken elsewhere for properties abutting waterways. The site is not in a strategically significant location.</p> <p>The land owner proposes to construct a Residential Aged Care Facility. Such a proposal is a Section 1 use within the NRZ. The only mandatory provision proposed under NRZ2 would relate to building height. The application of other standards to the proposed development would need to take into account the nature of the proposal and the existing site conditions.</p> <p>In my opinion the application of the NRZ in this location is appropriate and would not prevent the proponent from applying for a sensitively-designed aged care facility.</p>
<p>149 Hansworth Street, Mulgrave (Submitter 674)</p>	<p>Current zone: GRZ2</p> <p>Exhibited zone: GRZ4</p>	<p>The amendment proposes to rezone the land from GRZ2 to GRZ4, consistent with the balance of the surrounding residential area.</p> <p>The size and location of the property adjacent to Waverley Gardens Activity Centre suggest that it has capacity for substantial infill development.</p> <p>In the absence of a structure plan for the activity centre, the GRZ4 is the appropriate zone.</p>

7 CONCLUSION

321. I have reviewed the proposed Amendment C125 changes to the Monash LPPF in relation to the *Monash Housing Strategy, 2014* and the *Monash Neighbourhood Character Review, 2015*. In my opinion the proposed changes accurately reflect the intention of both strategic documents.
322. In my opinion, Amendment C125 applies the new residential zones in a manner that is generally consistent with the Housing Strategy and the principles and criteria described in Practice Note 78 *Applying the Residential Zones*.
323. I have reviewed the proposed zone schedules, basing my analysis on the Final Council position reached by resolution on 29 March 2016. In my opinion the schedules support the intent of the Housing Strategy and Neighbourhood Character objectives in general terms.
324. I recommend the following changes to the Final Council Position:
- GRZ/NRZ Boundary, Glen Waverley**
325. Modify the boundary between the GRZ and NRZ in the area bounded by Highbury Road, Springvale Road, Waverley Road and the Dandenong Creek to reflect the Character Type boundary identified in the Neighbourhood Character Review.
- Residential Growth Zone, Schedule 3**
326. Modify the Landscaping Standard B13 to read:
- Retention or provision of at least one canopy tree in the front setback area that has the potential to reach a mature height at least equal to the height of the development or 9 metres, whichever is the lesser.
- General Residential Zones, Schedules 3, 4 and 6**
327. Delete the following from each schedule:
- Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
- General Residential Zone, Schedule 3 and 4**
328. Modify the Walls on Boundaries Schedule (A11/B18) to read:
- The maximum length of wall on any side boundary should not exceed at total of 6.5 metres, or the length of an existing wall abutting the boundary, whichever is the greater.
- Walls should not be constructed on rear boundaries.

329. **Modify the Private Open Space Standard (A17) to read:**
 An area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 50 square metres, a minimum width of 5 metres and convenient access from a living room.

330. **Modify the Private Open Space Standard (B28) to read:**
 A dwelling should have private open space consisting of an area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 50 square metres, a minimum width of 5 metres and convenient access from a living room.
 A dwelling in an apartment building or a residential building should have private open space consisting of:
- An area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 50 square metres, a minimum width of 5 metres and convenient access from a living room; or
 - A balcony of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or
 - A roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

General Residential Zone, Schedule 4

331. **Modify the Permeability Standard (A6/B9) to match the proposed GRZ3 Standard, i.e. 30%,**

General Residential Zone, Schedule 6

332. **Modify the Private Open Space Standard (A17) to read:**
 An area of 50 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 5 metres and convenient access from a living room.

333. **Modify the Private Open Space Standard (B28) to read:**
 A dwelling should have private open space consisting of an area of 50 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 5 metres and convenient access from a living room.
 A dwelling in an apartment building or a residential building should have private open space consisting of:
- An area of 50 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum width of 5 metres and convenient access from a living room; or
 - A balcony of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or
 - A roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

Neighbourhood Residential Zone, Schedules 2, 3 and 4

- 334. Delete the minimum subdivision area provision.
- 335. Modify the Walls on Boundaries Standard (A11/B18) to read:
 - The maximum length of wall on any side boundary should not exceed at total of 6.5 metres, or the length of an existing wall abutting the boundary, whichever is the greater.
 - Walls should not be constructed on rear boundaries.

Residential Development and Character Policy

- 336. Strengthen the policy to encourage dwellings to be setback from at least one side boundary.

Individual sites

- 337. Modify the proposed zoning of 444-452 Waverley Road, Mount Waverley from NRZ2 to GRZ4.

Declaration

- 338. I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



James Larmour-Reid
BPD BTRP FPIA (Registered) MVPELA

Director
Planisphere
1/160 Johnston Street
Fitzroy, Vic 3065

APPENDIX A

JAMES LARMOUR-REID BTRP BPD FPIA MVPELA

MANAGING DIRECTOR



James is an urban and regional planning professional with a commitment to achieving planning and urban design outcomes that enhance sense of place, liveability, resilience and equity. He views planning as playing a crucial role in predicting, shaping and communicating about change. Adopting an inquisitive and consultative approach to all of his projects, he seeks to develop visions that inspire, processes that involve the right people, and strategies that are effective and achievable.

At Planisphere, James manages a wide variety of strategic, corporate and community planning projects. In doing so he draws on over 25 years of experience, gained both as a consultant and as a senior manager in local government. He leads multi-disciplinary teams on a diverse range of projects including structure plans, development plans, urban design frameworks, planning scheme reviews, planning applications, gambling and liquor policy, regional planning, community and economic development, and community engagement.

James has a strong reputation for professional leadership and advocacy. He plays a prominent role in the profession as the Planning Institute of Australia's Victorian President and is a regular speaker and commentator on planning issues. He was a founding board member of 3000acres, a not-for-profit organisation that facilitates the establishment of productive gardens. Throughout his career he has been involved in a variety of community and civic organisations, including serving as a board member of the Victorian Local Governance Association.

JAMES' MAIN AREAS OF EXPERTISE INCLUDE:

- Strategic planning and policy development
- Development applications
- Advocacy and expert witness statements at planning tribunals & panels
- Management of complex strategic & corporate planning processes
- Corporate management & process reviews
- Economic and community development
- Community engagement & facilitation

CAREER SYNOPSIS

2009-	Director, Planisphere
2005-2009	Director, Planning, Building & Health, Shire of Yarra Ranges
2005	Managing Director, Planning & Urban Design, National Capital Authority, ACT
2002-2005	Manager, Urban Strategy & Culture, Bayside City Council
1998-2002	Planning consultant in Geelong & Melbourne
1989-2007	Local Government statutory planning roles in Victoria & Tasmania

QUALIFICATIONS

2016	Registered Planner, PIA
2010	Graduate Certificate in Management, Australian Institute of Management
1990	Bachelor of Town & Regional Planning, University of Melbourne
1990	Bachelor of Planning & Urban Design, University of Melbourne

AFFILIATIONS

2012-	Member, Victorian Planning & Environmental Law Association (VPELA)
2011-	Member, Victorian Local Government Association (VLGA)
1998-	Fellow (CPP), Planning Institute of Australia (PIA)

AWARDS

2012	Colac CBD & Entrances Project, PIA (Vic)
2012	National Emergency Medal - 2009 Victorian Bushfires.

APPOINTMENTS

2014 -	President, Planning Institute of Australia - Victoria
2013-2016	Founding Board Member, 3000acres
2013-2015	Board Member, Victorian Local Governance Association
2011- 2014	Co-editor Planning News (Vic)
2010 - 2001-2005	Committee Member, Planning Institute of Australia (Victorian Division)