

# Housing Analysis of the New Residential Zones in the City of Monash

---

SEPTEMBER 2015

PREPARED BY  
**MGS ARCHITECTS**



---

**Company details**

MGS Architects Pty Ltd  
Established 1985  
10-22 Manton Lane  
Melbourne Victoria  
3000 Australia  
T 03 9679 1800

[mgsarchitects.com.au](http://mgsarchitects.com.au)

Australian Business Number  
13 006 488 302  
Australian Company Number  
006 488 302

**Directors**

Eli Giannini  
Chris Jones  
Cameron Lacy  
Robert McGauran  
Mun Soon  
Joshua Wheeler

**Contact person**

Rob McGauran  
T 03 9670 1800  
E [rmcgauran@mgsarchitects.com.au](mailto:rmcgauran@mgsarchitects.com.au)

**Professional Indemnity Insurance**

Vero Insurance Limited  
Professional Indemnity \$10 million  
Policy No: 03SUN003843/05  
Expiry Date: 31/10/2015

**Public Liability Insurance**

Wesfarmers General Insurance Limited  
Public Indemnity \$20 million  
Policy No: MEBP00146168  
Expiry Date: 11/04/2016

**WorkCover Insurance**

CGU Workers' Compensation  
Policy No: 2049593  
Expiry Date: 30/06/2016

---

# Contents

4	Introduction
5	Key Findings
6	General Observations
8	Summary of Findings – GRZ3
19	Summary of Findings – GRZ4
30	Limits on Two Storey Development
31	Recommendations

---

## Introduction

MGS Architects was engaged by the Monash City Council to prepare conceptual housing plans responding to new zoning schedules proposed for addition to the Monash Planning Scheme. The two new schedules to the General Residential Zone vary the requirements of Clause 54 and 55 to make them generally more restrictive than the standard requirements of ResCode, which in turn will affect the potential for subdivision and development. The task in this report is to assess the design implications of the changes when applied to typical lots commonly found within the City of Monash.

The two schedules are:

- GRZ3 Garden City Suburbs – Southern Areas
- GRZ4 Garden City Suburbs – Northern Areas

The focus will be on the opportunities for dual occupancy subdivision of properties within existing residential areas. The typical lot sizes used for this assessment are:

- 17m wide frontage x 34m deep rectangular block (578m<sup>2</sup> site area)
- 16m wide frontage x 42m deep rectangular block (672m<sup>2</sup> site area)
- An irregular, wedge shaped block of approximately 720m<sup>2</sup>, with a 23m frontage x 34-38m depth

The intention is to test the potential for side-by-side dual occupancy, noting that the current usual practice for small scale subdivisions in the City of Monash is to deliver 'battleaxe' -type subdivisions where one unit is placed behind the other. The plans provided will all illustrate a side-by-side configuration and the relative likelihood of this preferred outcome will be compared to the default alternative configuration.

---

## Key Findings

- The 40% site coverage requirement (GRZ3) is particularly restrictive and will lead to lower development yields and fewer three-bed dwellings, particularly for single storey developments on smaller sites.
- The walls on boundary objective is also particularly restrictive in the way it has been written, for two reasons:
  - In GRZ3 and GRZ4 there is a set restriction of 6.5m maximum length on any side boundary. This removes the exemption in ResCode Standard B18 which allows any length of shared wall if the adjoining lots are built simultaneously. Removing the exception will likely lead to much less efficient use of site area, decreases the quality and usability of the private open space, decreases the thermal performance of the dwelling and increases construction costs due to the extra wall length needed. The wall facing the joint boundary is likely to have limited openings due to the poor outlook towards the shared fenceline and also due to the operation of the north facing windows objective and the daylight to new windows objectives in ResCode.
  - The 6.5m length is effectively only the depth of a garage. It is difficult (though not impossible) to fit two good sized bedrooms within the 6.5m depth while allowing for adequate storage and wall thicknesses. 10m is a more useful length as this allows for a garage plus a habitable room or alternatives, for two good bedrooms.
- If the walls on boundary objective is kept as currently proposed, this will make it very hard to do a duplex subdivision on narrower sites (<16m frontage). For example, after providing 1m setback to one side plus 2m side to the other side only 5m of developable width remains at ground level from an 8m site.
- The dwellings that are permitted are likely to have smaller and less efficient internal spaces due to the proportion of internal circulation. The dwellings will provide smaller internal habitable spaces, making it much more difficult to provide wheelchair accessible bedrooms and bathrooms. This is particularly significant in a community that has an aging population seeking to downsize within the same geographical area, for whom a single level unit development would otherwise be very suitable.
- The combination of restricted walls on boundaries and additional 2m setback requirements would also significantly affect development at upper levels because of the increased setback for the upper floor. It could be as narrow as 3m (2m setback + 3m setback @ 6.9m height) on an 8m wide lot (subdivided from an original 16m parcel).
- The side setback requirements and low site coverage will most likely encourage battleaxe configuration rather than side-by-side. This is because a battleaxe subdivision leaves wider developable lots while side-by-side leads to long and narrow development lots. The potential saleable yield on a narrow lot will be lower than one that is closer to being square.
- The minimum setback from the rear is quite effective at retaining a usable private open space and landscape amenity that can be shared between adjoining backyards. It makes it relatively easy to allow for 8m trees within the site and makes a large contribution to the site permeability.
- The private open space requirement only refers to open space at ground level, not balconies or terraces. This means that the living areas must be on ground level and rules out living at upper levels.

# General Observations

Standard	ResCode Requirement	GRZ3 Requirement	Observations
Minimum street setback <i>A3 and B6</i>	The average distance of existing setbacks, or <b>9m</b>	<b>7.6m</b> setback  Garage additional 1m back from dwelling / 2m back on boundary  For any development on a side boundary, <b>9.6m within 2 metres</b> of the boundary.	<ul style="list-style-type: none"> <li>— The 7.6m setback is not overly onerous as this is likely to be consistent with the existing setbacks.</li> <li>— The additional setback requirements at the site boundary will help make garages less visually dominant, however this might create unusual outcomes on irregular or narrow sites (for example, by forcing the location of the main entry to the edge of the lot in order to provide a habitable room set forward of the garage).</li> </ul>
Site coverage <i>A5 and B8</i>	<b>Maximum 60%</b>	<b>Maximum 40%</b>	<ul style="list-style-type: none"> <li>— This is a significant departure from the default requirement and would lead to the rejection of many of the plans shown in this study.</li> </ul>
Permeability <i>A6 and B9</i>	<b>Minimum 20%</b>	<b>Minimum 40%</b>	<ul style="list-style-type: none"> <li>— This is a significantly higher requirement which may also restrict the developability of smaller sites.</li> </ul>
Landscaping <i>B13</i>		At least two canopy trees with a minimum mature height of 8 metres.	<ul style="list-style-type: none"> <li>— If the permeability and private open space requirements are met then this test is unlikely, on its own, to cause further limitations on development and will make a positive contribution to landscape amenity.</li> </ul>
Side and rear setbacks <i>A10 and B17</i>	<b>1 metre</b> , 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.	Side 1 – as per ResCode  Side 2 – <b>2 metres</b> , 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.  Rear – <b>5 metres</b> , 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.	<ul style="list-style-type: none"> <li>— The 2m side setback requirement makes it much more difficult to develop narrow sites as the setback will apply to more of the overall site. It will also severely restrict the provision of a second storey on narrow lots and may make battleaxe-type subdivision more common. However, the 2m space provides a better private open space outlook for residents compared to a 1m wide space.</li> <li>— The 5m rear setback will have relatively less impact on developability and will help provide usable private open space and shared landscape amenity.</li> </ul>
Walls on boundaries <i>A11 and B18</i>	<b>10 metres plus 25%</b> of the remaining length of the boundary of an adjoining lot.  (Doesn't restrict the provision of walls built simultaneously)	Side boundary: <b>less than 6.5 metres.</b>  No walls on rear boundaries.  (Appears to restrict the provision of walls built simultaneously to 6.5m)	<ul style="list-style-type: none"> <li>— Restricting walls on boundaries to 6.5m max. limits the ability to use habitable rooms and may encourage placing garages adjacent to the boundary.</li> <li>— The biggest potential limitation is the restriction of shared walls built simultaneously. This may lead to higher construction costs, poorer private open space amenity and poorer environmental sustainability.</li> </ul>
Private open space <i>A17 and B28</i>	<b>40 square metres</b> , with one part to consist of secluded private open space of <b>25 square metres minimum</b> at the side or rear, a minimum dimension of <b>3 metres</b> and convenient access from a living room  (or Balcony or Roof Terrace)	<b>75 square metres</b> , with one part to consist of secluded private open space of <b>60 square metres minimum</b> at the side or rear, a minimum width of <b>5 metres</b> and convenient access from a living room.  (Balcony or Roof Terrace not counted)	<ul style="list-style-type: none"> <li>— The significantly higher open space requirement may restrict the developability of smaller sites, however it will increase the amenity of future residents. Note that the width will be met by default due to the rear setback requirements.</li> <li>— The exclusion of balcony or roof terraces will decrease the flexibility of site responses because all living areas will necessarily need to be provided at ground level, despite potentially better light and air available at first floor level.</li> </ul>
Front fence height <i>A20 and B32</i>	<b>1.5 metres</b> , or <b>2 metres</b> towards major roads	<b>1.2 metres</b> , or <b>1.8 metres</b> with at least 20% transparency towards major roads	<ul style="list-style-type: none"> <li>— This has no significant implications for site developability and will likely improve the public realm.</li> </ul>

Standard	ResCode Requirement	GRZ4 Requirement	Observations
Minimum street setback <i>A3 and B6</i>	The average distance of existing setbacks, or <b>9m</b>	<b>7.6m</b> setback	— The 7.6m setback is not overly onerous as this is likely to be consistent with the existing setbacks.
Site coverage <i>A5 and B8</i>	<b>Maximum 60%</b>	<b>Maximum 50%</b>	— This is a higher standard than the default requirement but is more readily achievable than the GRZ3 requirement.
Permeability <i>A6 and B9</i>	<b>Minimum 20%</b>	<b>Minimum 30%</b>	— This is a higher standard than the default requirement but is more readily achievable than the GRZ3 requirement.
Landscaping <i>B13</i>		At least two canopy trees with a minimum mature height of 8 metres.	— If the permeability and private open space requirements are met then this test is unlikely, on its own, to cause further limitations on development and will make a positive contribution to landscape amenity.
Side and rear setbacks <i>A10 and B17</i>	<b>1 metre</b> , 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.	Sides – as per ResCode  Rear – <b>5 metres</b> , 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.	— The 5m rear setback will have relatively little impact on developability, will help provide usable private open space and support shared landscape amenity.
Walls on boundaries <i>A11 and B18</i>	<b>10 metres plus 25%</b> of the remaining length of the boundary of an adjoining lot.  (Doesn't restrict the provision of walls built simultaneously)	Side boundary: <b>less than 6.5 metres.</b>  No walls on rear boundaries.  (Appears to restrict the provision of walls built simultaneously to 6.5m)	— Restricting walls on boundaries to 6.5m max. limits the ability to use habitable rooms and may encourage placing garages adjacent to the boundary.  — The biggest potential limitation is the restriction of shared walls built simultaneously. This may lead to higher construction costs, poorer private open space amenity and poorer environmental sustainability.
Private open space <i>A17 and B28</i>	<b>40 square metres</b> , with one part to consist of secluded private open space of <b>25 square metres minimum</b> at the side or rear, a minimum dimension of <b>3 metres</b> and convenient access from a living room  (or Balcony or Roof Terrace)	<b>75 square metres</b> , with one part to consist of secluded private open space of <b>60 square metres minimum</b> at the side or rear, a minimum width of <b>5 metres</b> and convenient access from a living room.  (Balcony or Roof Terrace not counted)	— The significantly higher open space requirement may restrict the developability of smaller sites, however it will increase the amenity of future residents. Note that the width will be met by default due to the rear setback requirements.  — The exclusion of balcony or roof terraces will decrease the flexibility of site responses because all living areas will necessarily need to be provided at ground level, despite potentially better light and air available at first floor level.
Front fence height <i>A20 and B32</i>	<b>1.5 metres</b> , or <b>2 metres</b> towards major roads	<b>1.2 metres</b> , or <b>1.8 metres</b> with at least 20% transparency towards major roads	— This has no significant implications for site developability and will likely improve the public realm.

# Summary of Findings

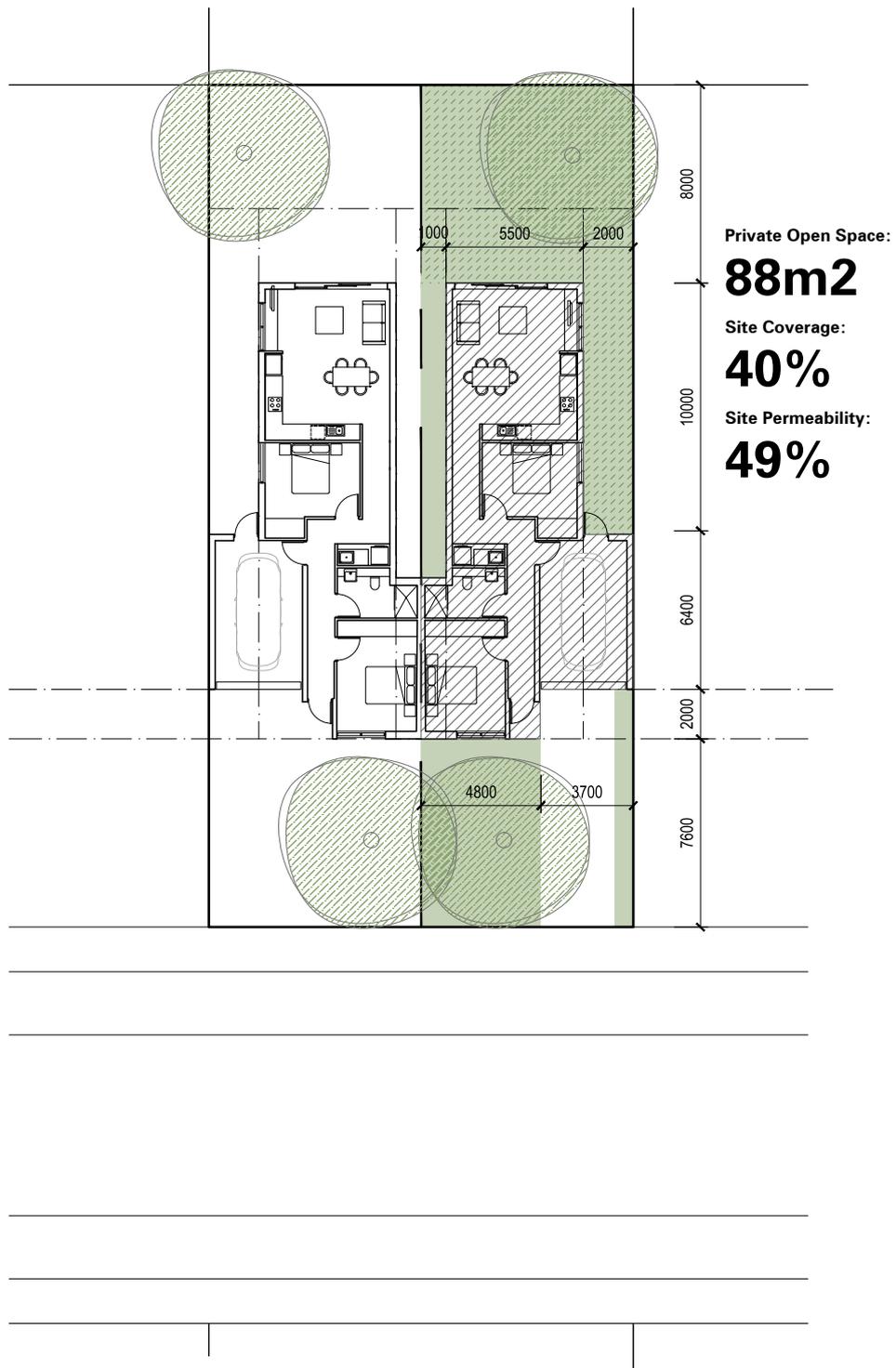
## General Residential Zone Schedule 3

Lot Size	Plan Configuration	GFA (each dwelling)	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
17m x 34m (578m <sup>2</sup> total site)	Single Storey 2 bed / 1 bath	117m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes
	Single Storey 3 bed / 1 bath	133m <sup>2</sup>	Yes	Yes	Yes	<b>NO</b> (46%)	Yes
	Single Storey 2 bed / 2 bath	133m <sup>2</sup>	Yes	<b>NO</b>	Yes	<b>NO</b> (46%)	Yes
	Single Storey 2 bed / 1 bath	115m <sup>2</sup>	Yes	<b>NO</b>	Yes	Yes	Yes
	Two Storey (any configuration)			<i>Not possible while meeting side setback and walls on boundary requirements</i>			
	Two Storey 3 bed / 2+ bath			<i>Potentially possible if shared walls are built at the same time</i>			
16m x 42m (672m <sup>2</sup> total site)	Single Storey 2 bed / 1 bath	117m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes
	Single Storey 3 bed / 1 bath	136m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes
	Single Storey 2 bed / 1 bath	130m <sup>2</sup>	Yes	<b>NO</b>	Yes	Yes	Yes
	Single Storey 3 bed / 1 bath	149m <sup>2</sup>	Yes	<b>NO</b>	Yes	<b>NO</b> (44%)	Yes
	Two Storey (any configuration)			<i>Not possible while meeting side setback and walls on boundary requirements</i>			
	Two Storey 3 bed / 2+ bath			<i>Potentially possible if shared walls are built at the same time</i>			
720m <sup>2</sup> Irregular Site	Single Storey 3 bed / 3 bath + 2 bed / 2 bath	160m <sup>2</sup> + 123m <sup>2</sup>	Yes / Yes	Yes / Yes	Yes / Yes	<b>NO</b> (42%) / Yes	Yes / Yes
	Single Storey 3 bed / 2 bath + 2 bed / 2 bath	151m <sup>2</sup> + 123m <sup>2</sup>	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes

The major challenge presented by GRZ3 was the 40% site coverage requirement (Standard B8) and the walls on boundaries requirement (Standard B18).

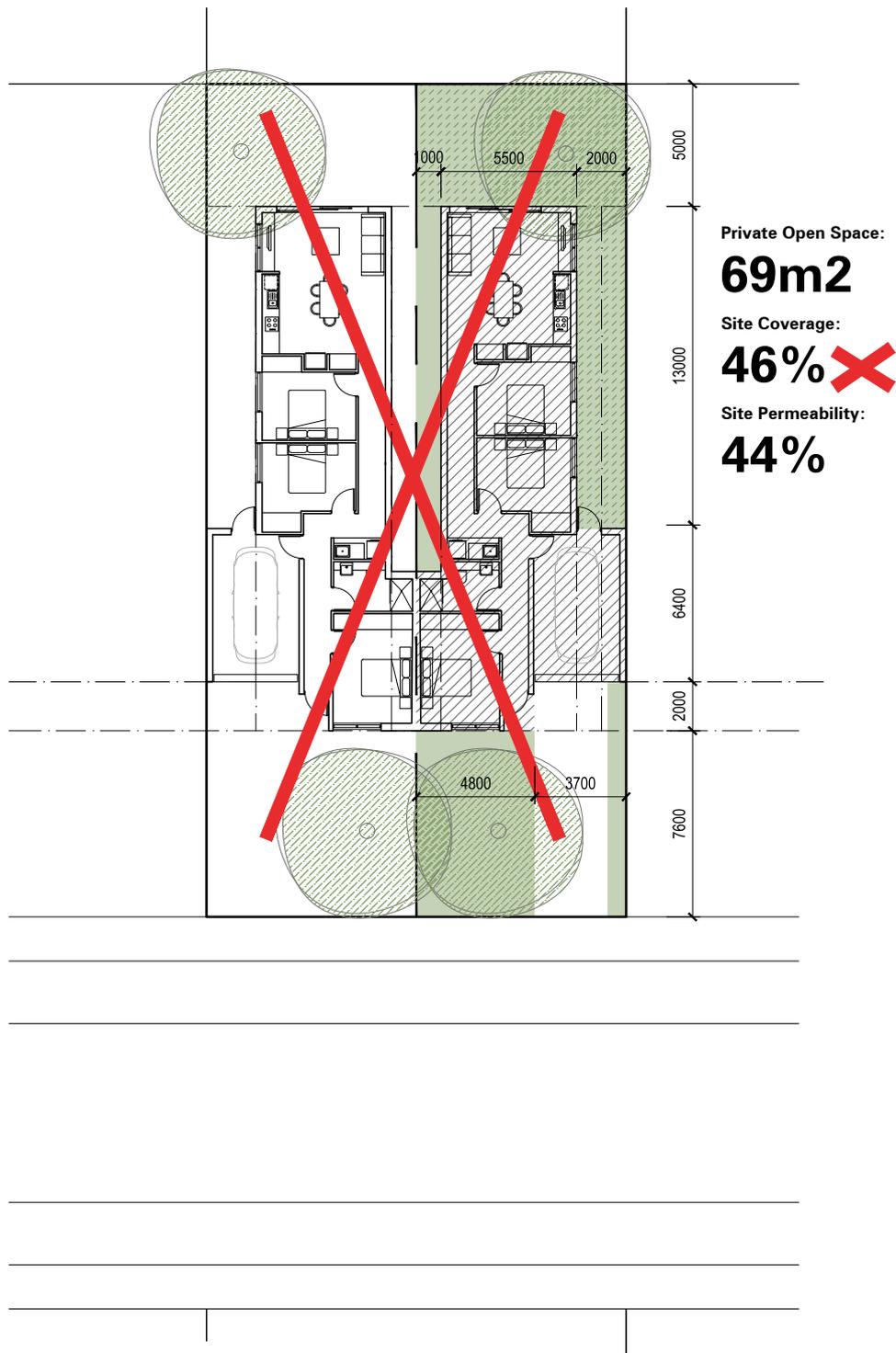
- Standard B8 limited the ability to move from two to three bedrooms or provide an additional bathroom. The limited dataset presented here suggests that the difference of approximately 15m<sup>2</sup> GFA per dwelling to add these facilities pushes the total site coverage over the limit set by GRZ3.
- To meet the requirements of Standard B18 effectively made the dwellings longer and narrower because setbacks were required towards both side boundaries. It is notable that the dwellings that comply have similar total floor areas to those that don't meet the walls on boundary standard, but the non-compliant plans have much greater amounts of usable private open space.
- The internal configuration of the dwellings that comply with Standard B18 are relatively less efficient (more internal circulation compared to habitable space) and provide internal room dimensions that are less generous. For example, some of the second bedrooms be less suitable for queen size beds because there is less movement space around the bed. Similarly, the bathroom is less generous and may not allow for conversion to a fully accessible standard.

# General Residential Zone Schedule 3



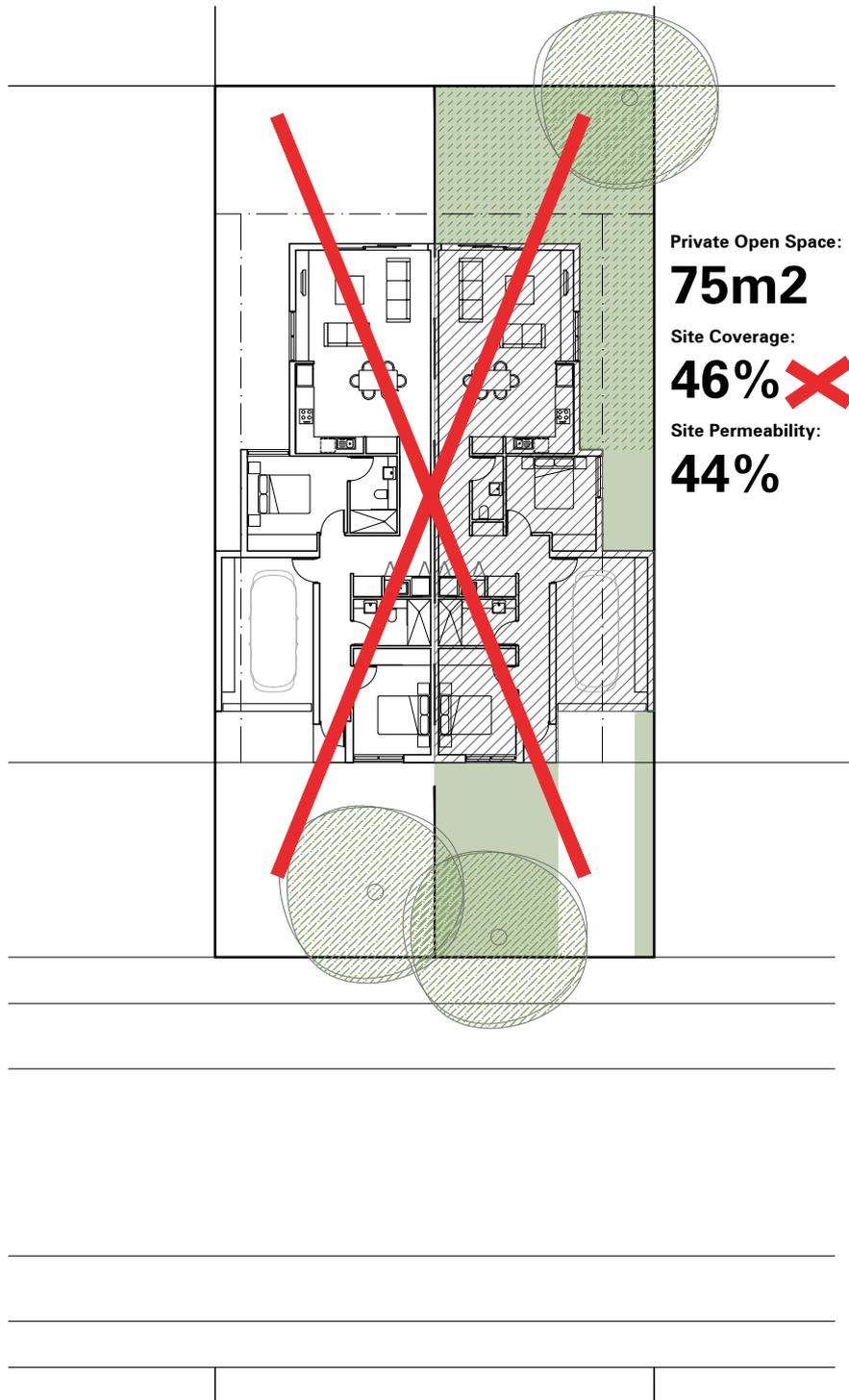
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
17m x 34m	Single Storey 2 bed / 1 bath	117m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes

# General Residential Zone Schedule 3



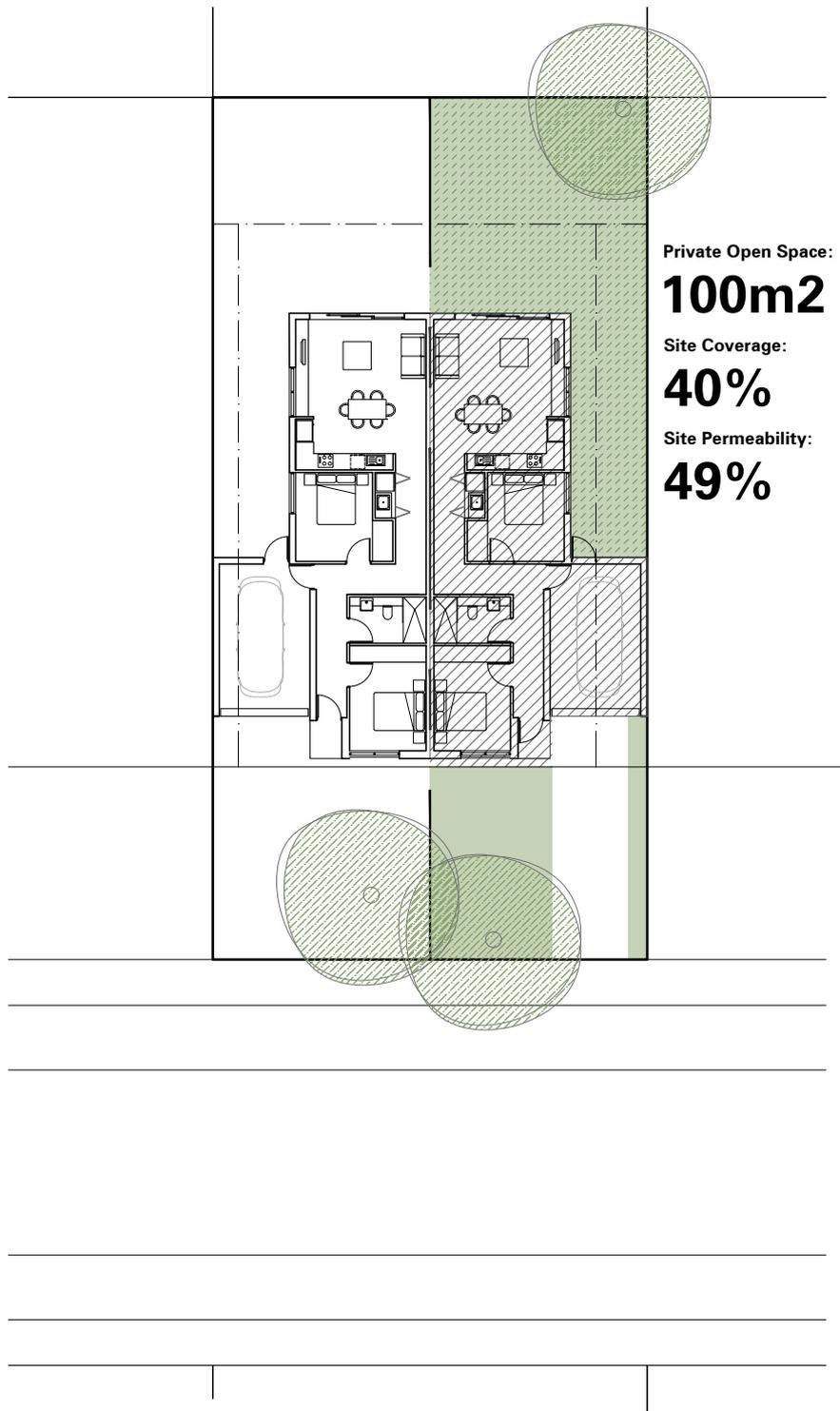
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
17m x 34m	Single Storey 3 bed / 1 bath	133m <sup>2</sup>	Yes	Yes	Yes	<b>NO (46%)</b>	Yes

# General Residential Zone Schedule 3



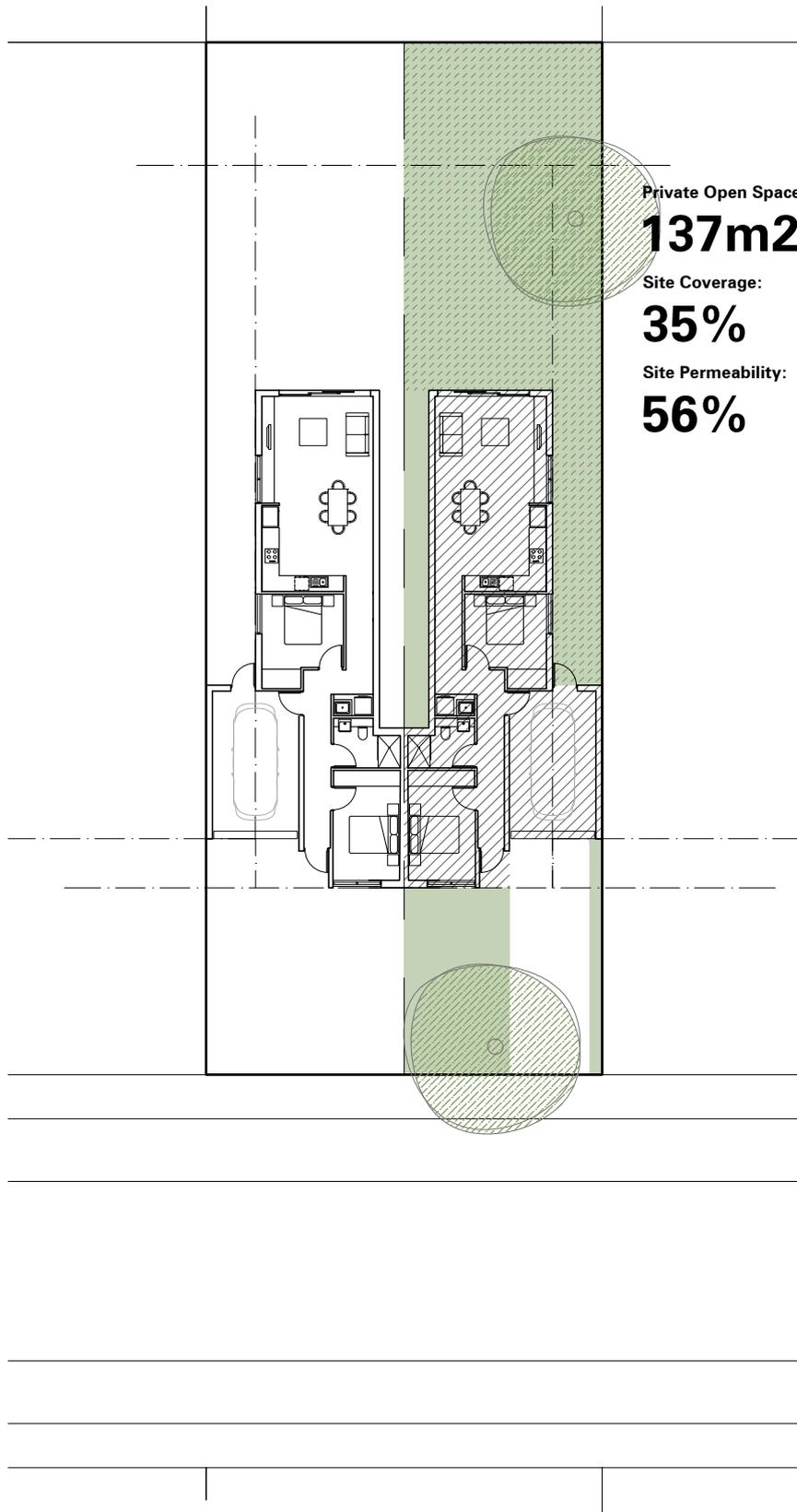
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
17m x 34m	Single Storey 2 bed / 2 bath	133m <sup>2</sup>	Yes	<b>NO</b>	Yes	<b>NO (46%)</b>	Yes

# General Residential Zone Schedule 3



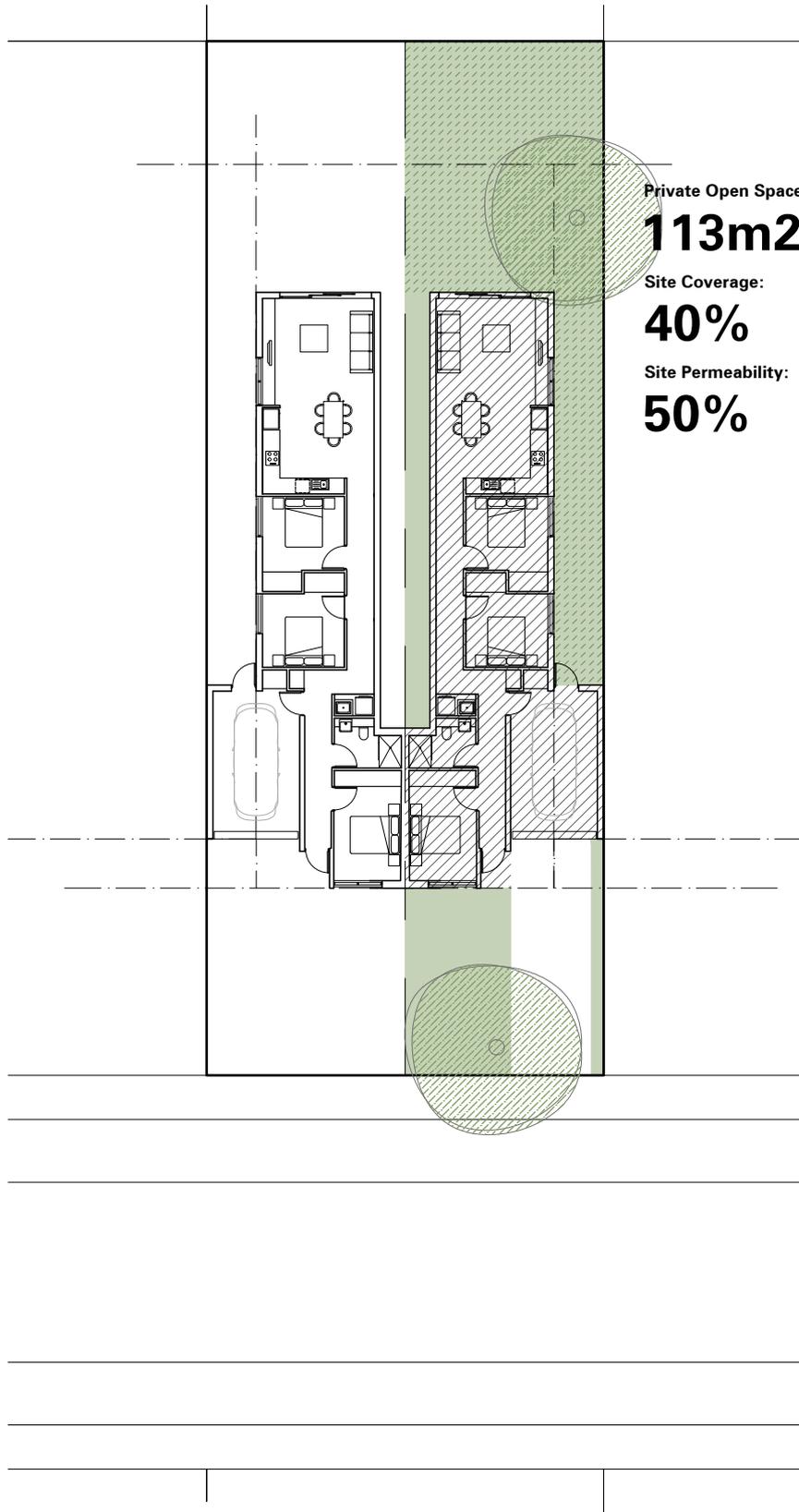
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
17m x 34m	Single Storey 2 bed / 1 bath	115m <sup>2</sup>	Yes	<b>NO</b>	Yes	Yes	Yes

# General Residential Zone Schedule 3



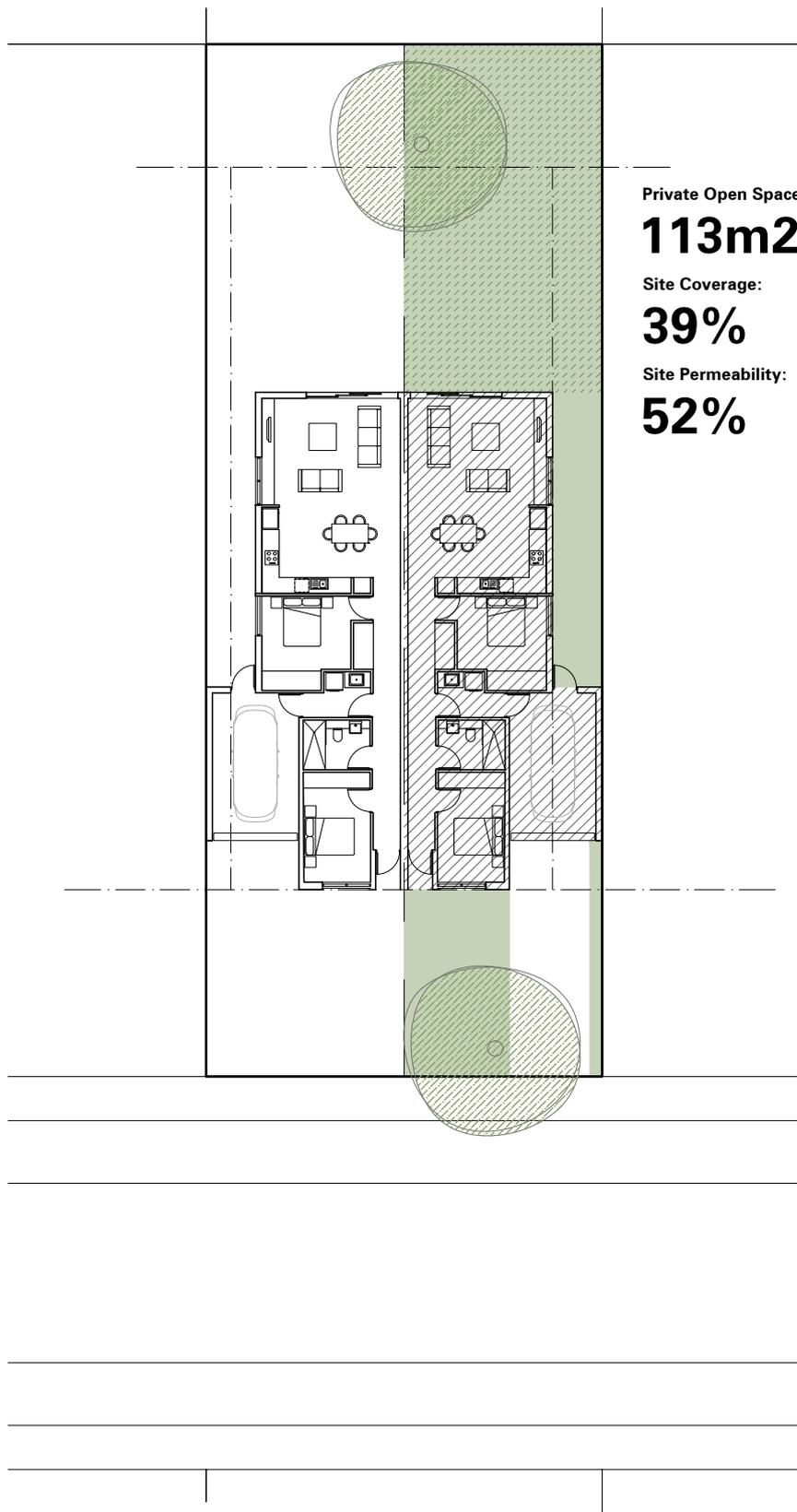
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
16m x 42m	Single Storey 2 bed / 1 bath	117m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes

# General Residential Zone Schedule 3



Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
16m x 42m	Single Storey 3 bed / 1 bath	136m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes

# General Residential Zone Schedule 3



Private Open Space:

**113m<sup>2</sup>**

Site Coverage:

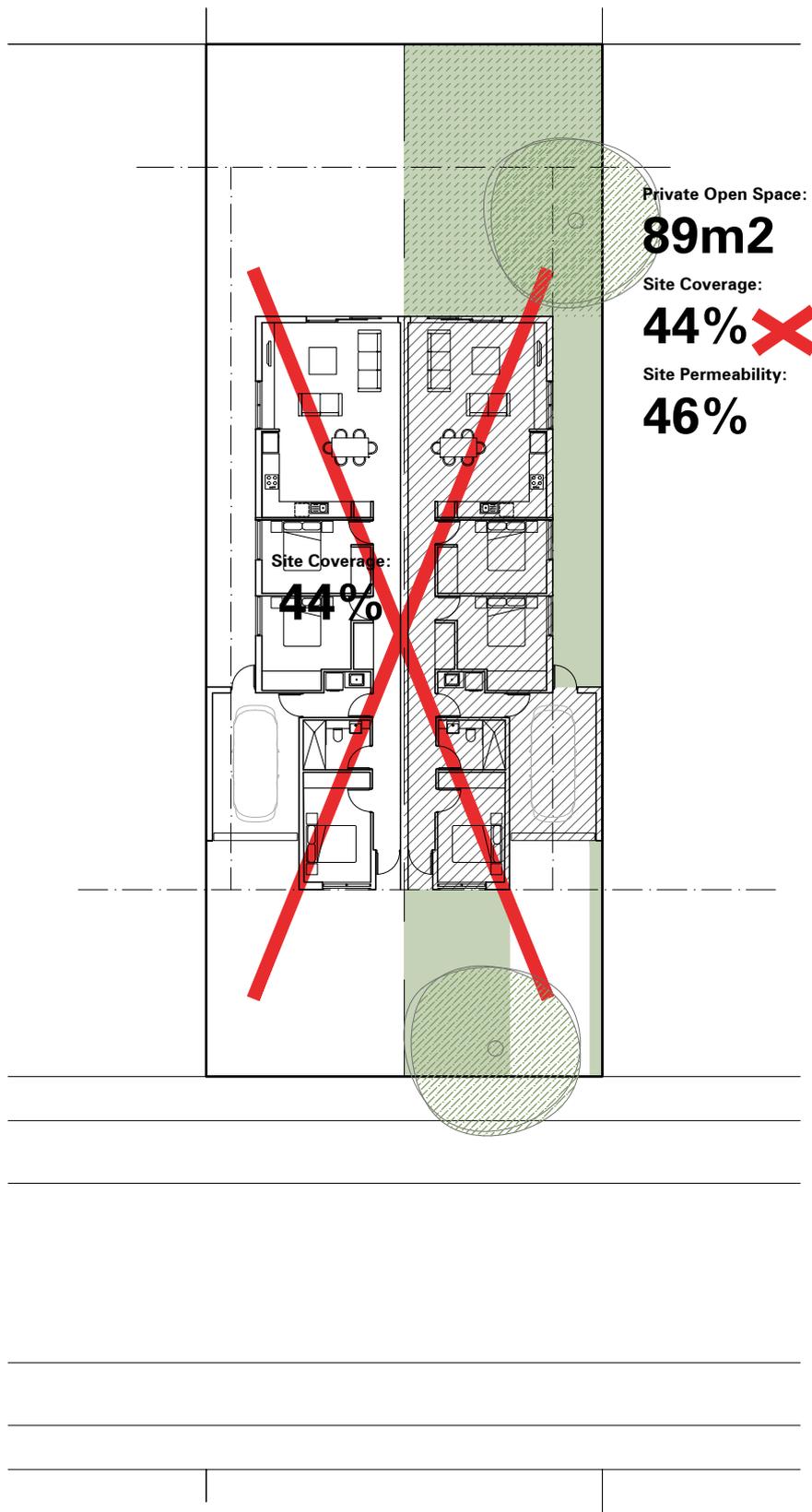
**39%**

Site Permeability:

**52%**

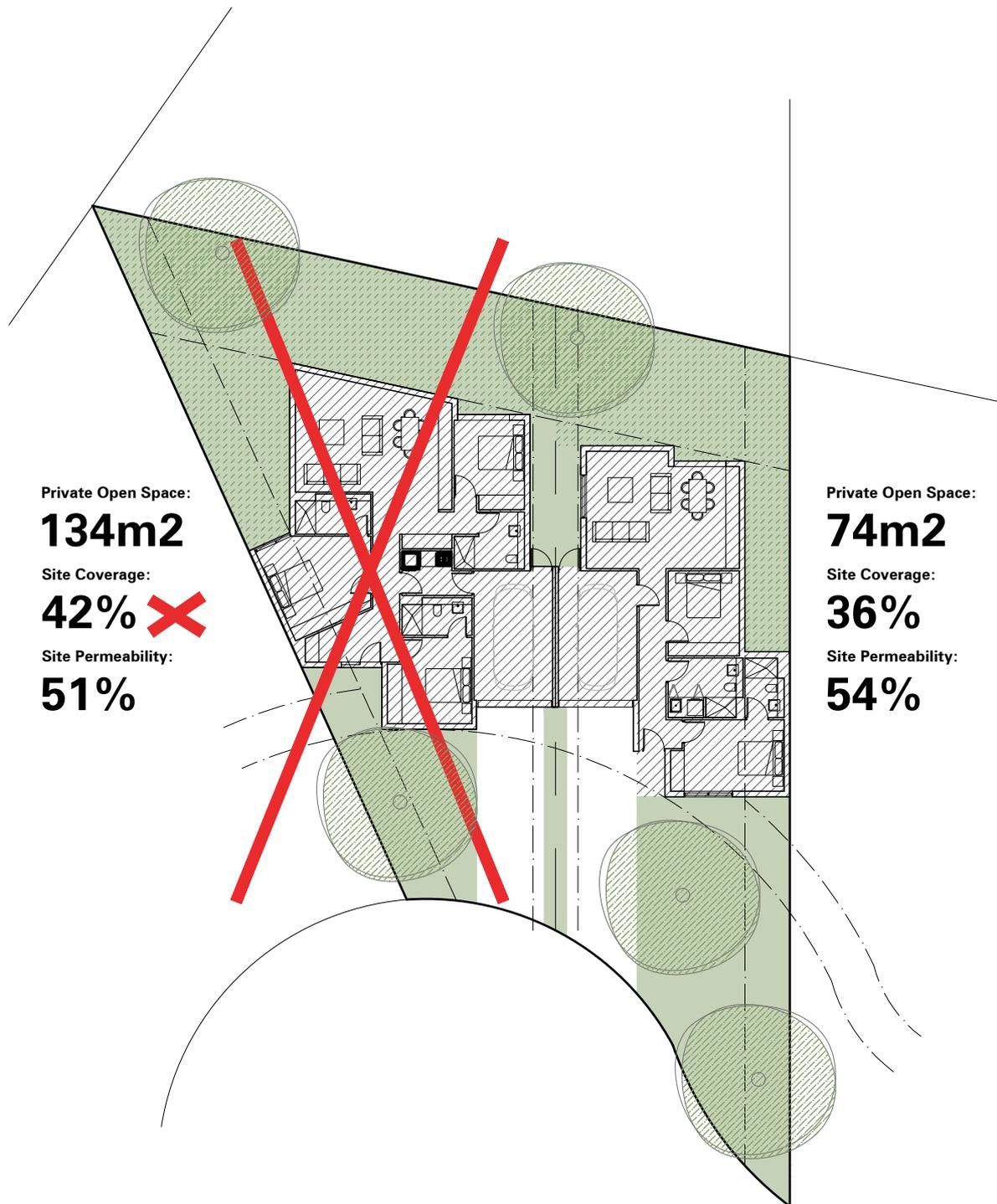
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
16m x 42m	Single Storey 2 bed / 1 bath	130m <sup>2</sup>	Yes	<b>NO</b>	Yes	Yes	Yes

# General Residential Zone Schedule 3



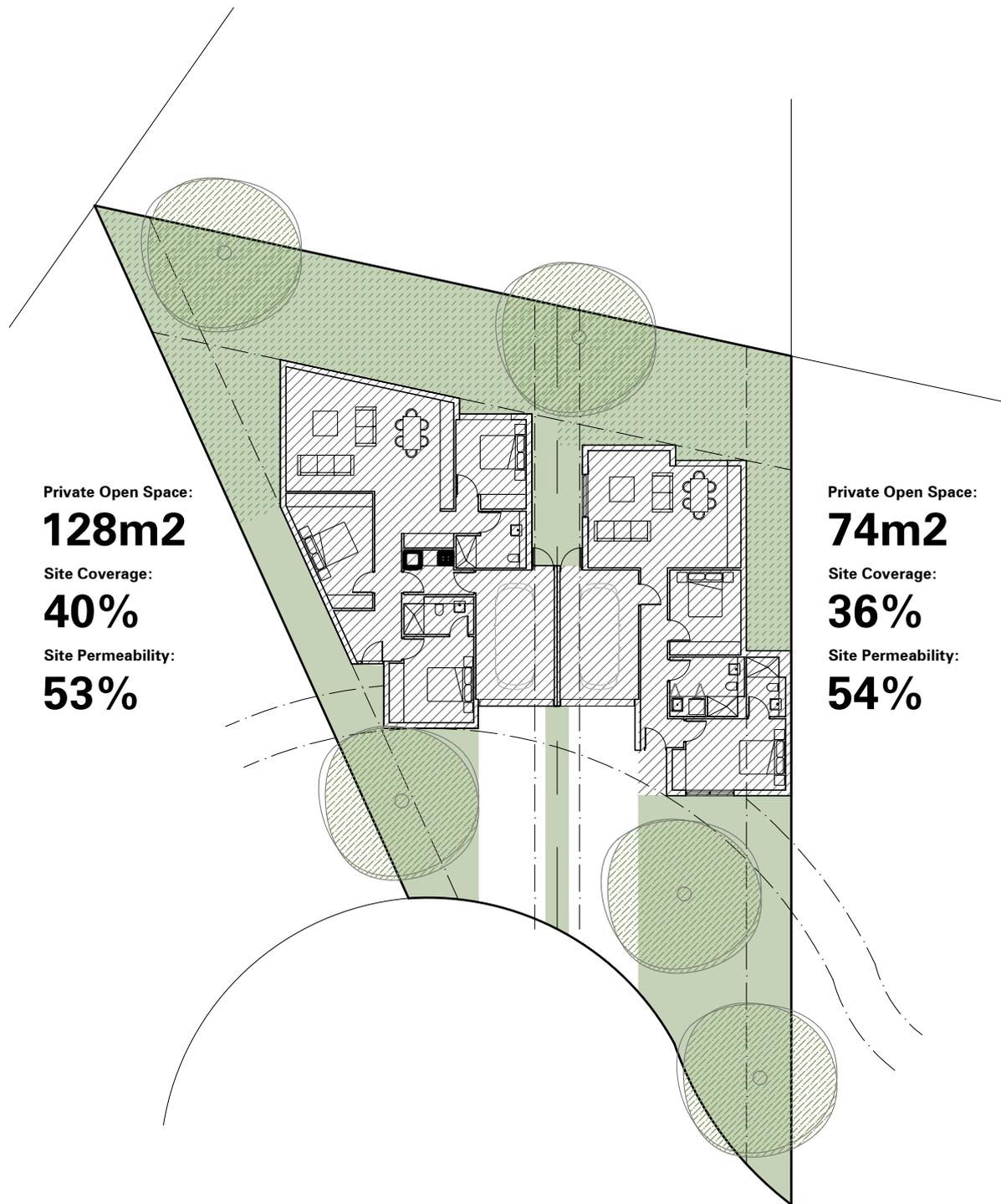
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
16m x 42m	Single Storey 3 bed / 1 bath	149m <sup>2</sup>	Yes	<b>NO</b>	Yes	<b>NO (44%)</b>	Yes

# General Residential Zone Schedule 3



Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
720m <sup>2</sup> Irregular Site	Single Storey 3 bed / 3 bath + 2 bed / 2 bath	160m <sup>2</sup> + 123m <sup>2</sup>	Yes	Yes	Yes	<b>NO (42%)</b>	Yes

# General Residential Zone Schedule 3



Private Open Space:  
**128m<sup>2</sup>**  
 Site Coverage:  
**40%**  
 Site Permeability:  
**53%**

Private Open Space:  
**74m<sup>2</sup>**  
 Site Coverage:  
**36%**  
 Site Permeability:  
**54%**

Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
720m <sup>2</sup> Irregular Site	Single Storey 3 bed / 2 bath + 2 bed / 2 bath	151m <sup>2</sup> + 123m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes

# Summary of Findings

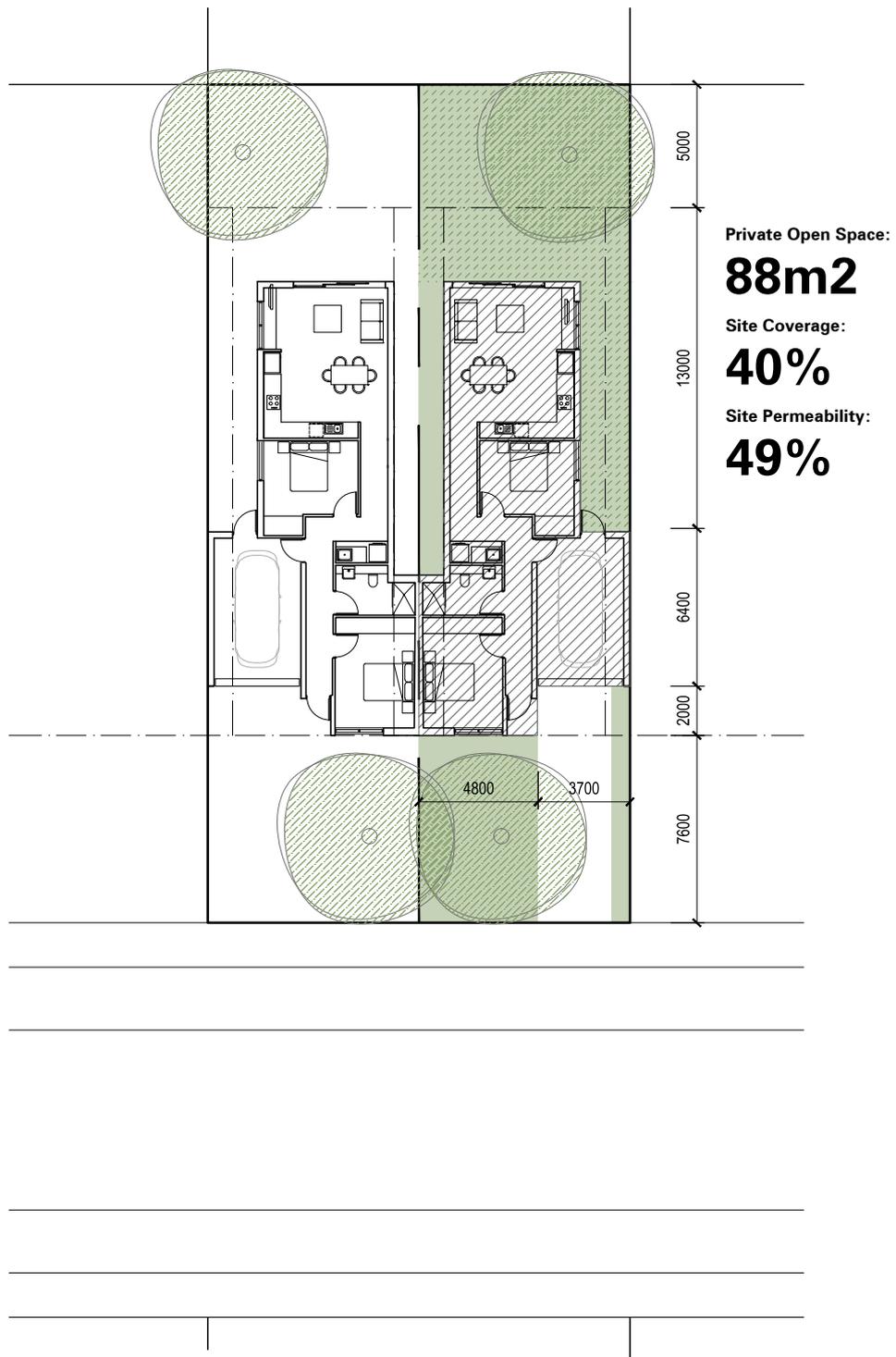
## General Residential Zone Schedule 4

Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
17m x 34m	Single Storey 2 bed / 1 bath	117m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes
	Single Storey 3 bed / 1 bath	133m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes
	Single Storey 2 bed / 2 bath	138m <sup>2</sup>	Yes	<b>NO</b>	Yes	Yes	Yes
	Single Storey 2 bed / 1 bath	117m <sup>2</sup>	Yes	<b>NO</b>	Yes	Yes	Yes
	Two Storey (any configuration)		<i>Not possible while meeting side setback and walls on boundary requirements</i>				
	Two Storey 3 bed / 2+ bath		<i>Potentially possible if shared walls are built at the same time</i>				
16m x 42m	Single Storey 2 bed / 1 bath	126m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes
	Single Storey 3 bed / 1 bath	146m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes
	Single Storey 2 bed / 1 bath	130m <sup>2</sup>	Yes	<b>NO</b>	Yes	Yes	Yes
	Single Storey 3 bed / 1 bath	149m <sup>2</sup>	Yes	<b>NO</b>	Yes	Yes	Yes
	Two Storey (any configuration)		<i>Not possible while meeting side setback and walls on boundary requirements</i>				
	Two Storey 3 bed / 2+ bath		<i>Potentially possible if shared walls are built at the same time</i>				
720m <sup>2</sup> Irregular Site	Single Storey 3 bed / 3 bath + 2 bed / 2 bath	160m <sup>2</sup> + 123m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes
	Single Storey 3 bed / 2 bath + 2 bed / 2 bath	163m <sup>2</sup> + 126m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes

The major challenge presented by GRZ4 was the walls on boundaries requirement (Standard B18). The plans also partially demonstrate the difference that a less restrictive site coverage requirement might make.

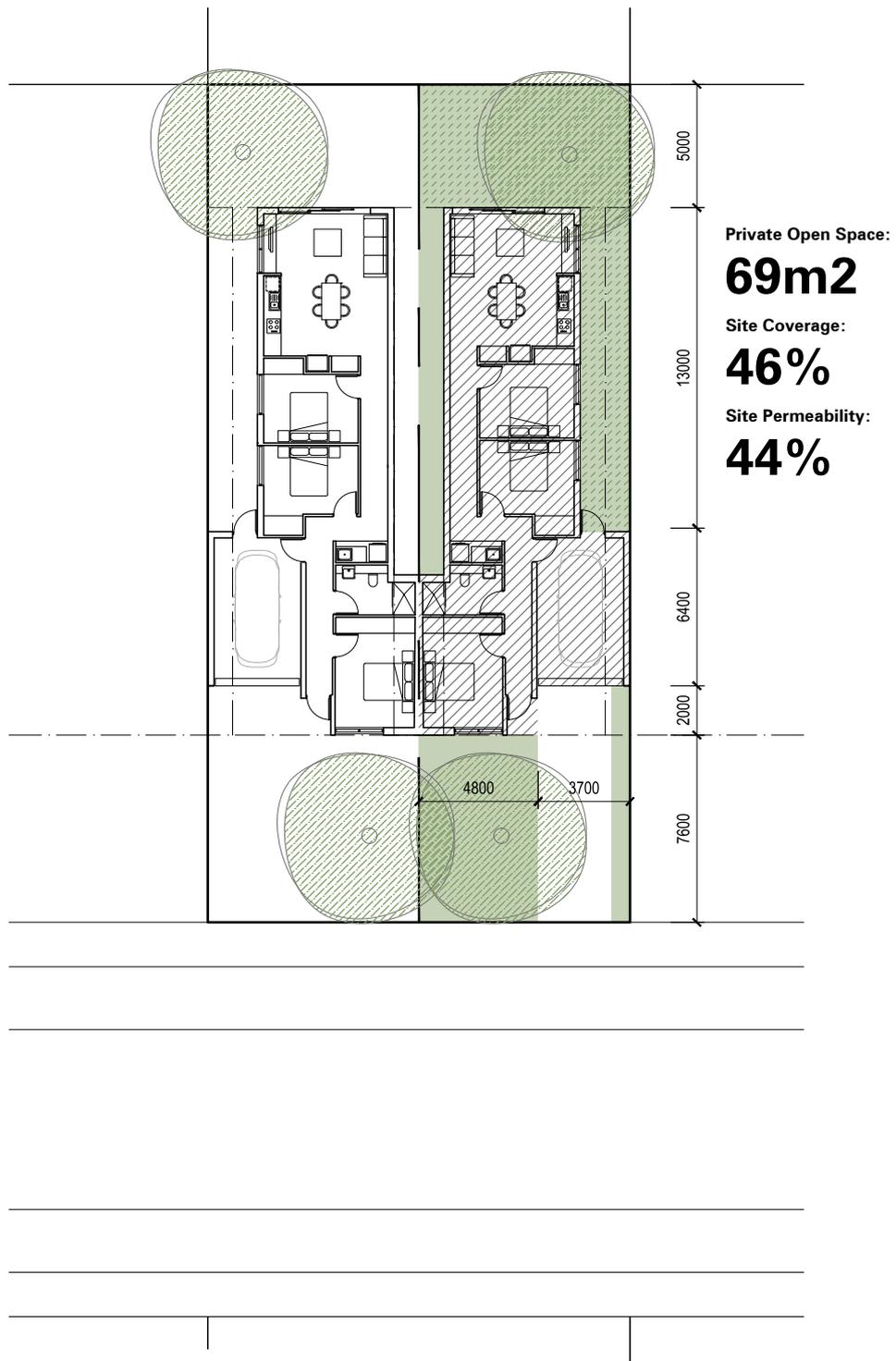
- Note that all the plans shown meet the landscape amenity, setbacks, private open space and site permeability requirements despite the higher site coverage.
- Similarly to GRZ3, the dwellings that complied were relatively longer and narrower due to the requirements of Standard B18. This led to less usable private open space, more perimeter walls and less efficient internal plan configurations.

# General Residential Zone Schedule 4



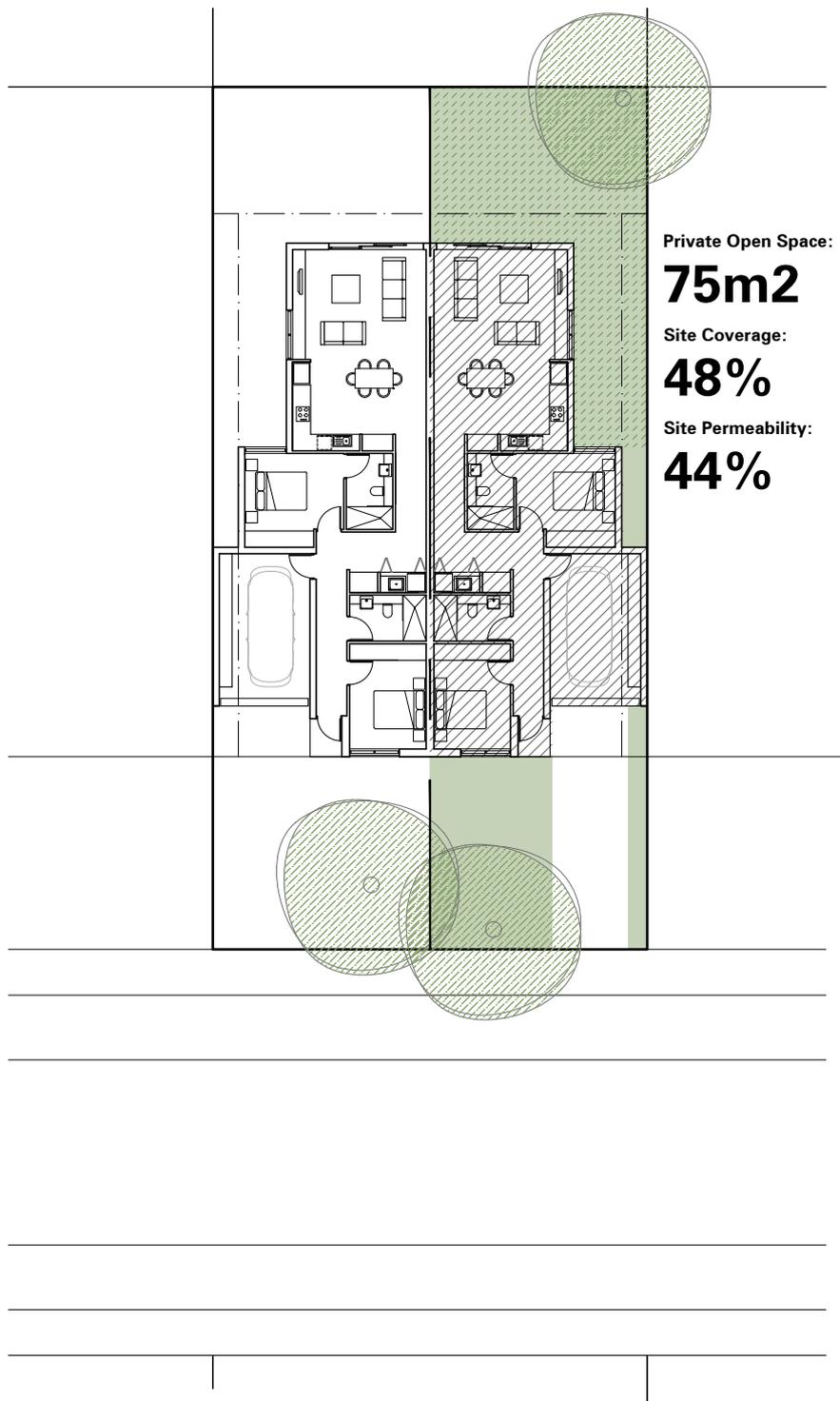
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
17m x 34m	Single Storey 2 bed / 1 bath	117m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes

# General Residential Zone Schedule 4



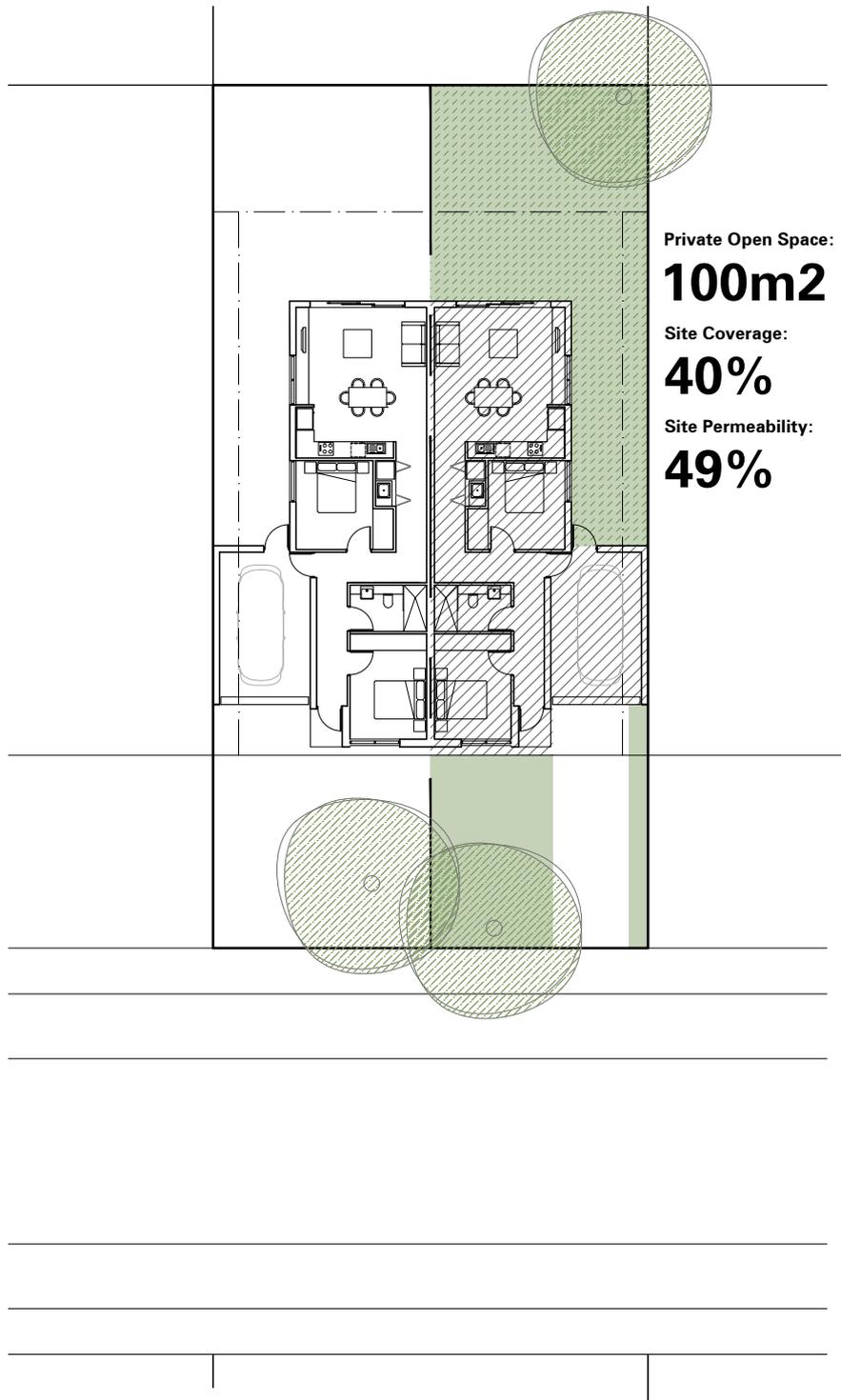
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
17m x 34m	Single Storey 3 bed / 1 bath	133m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes

# General Residential Zone Schedule 4



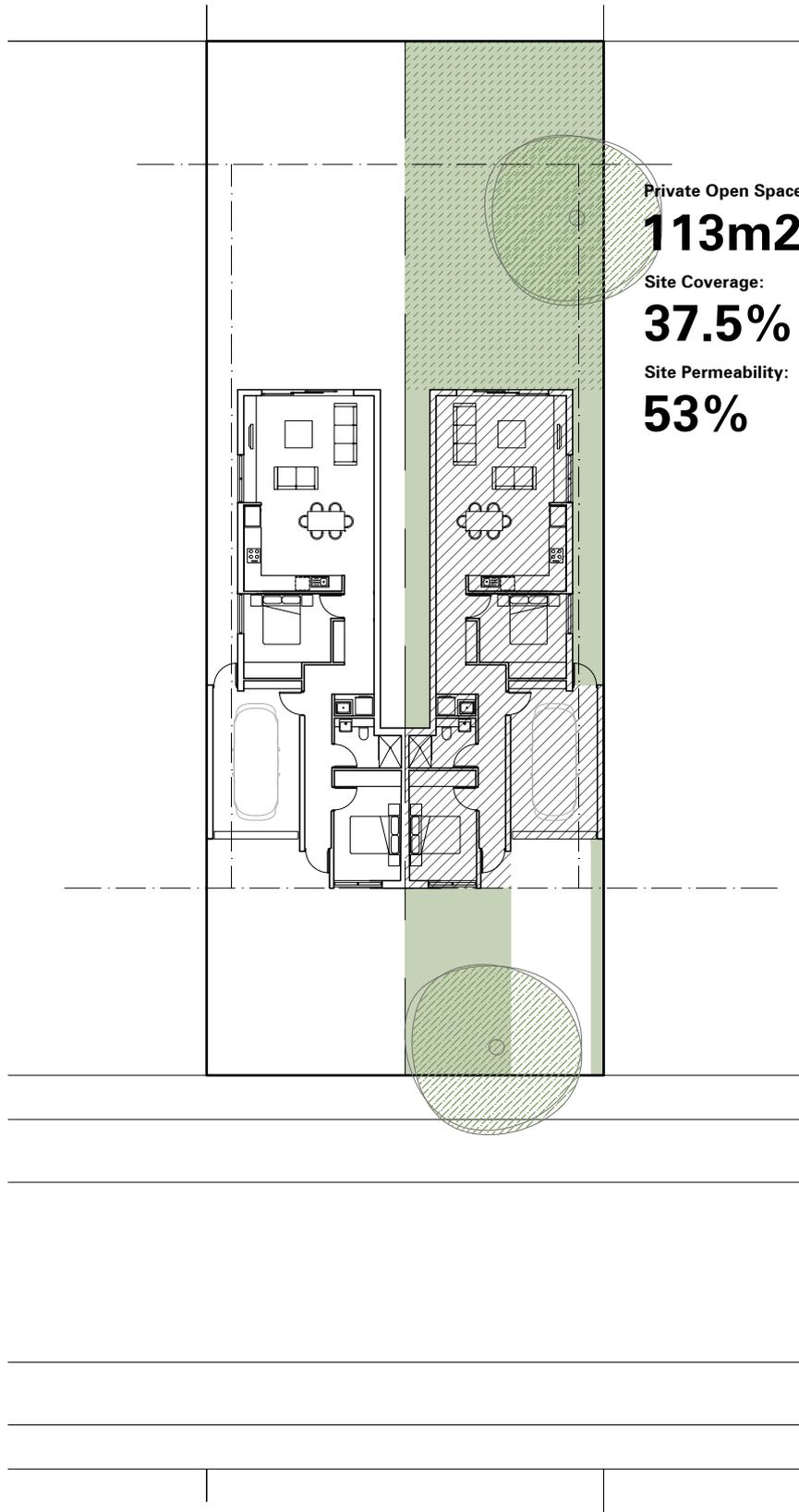
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
17m x 34m	Single Storey 2 bed / 2 bath	138m <sup>2</sup>	Yes	<b>NO</b>	Yes	Yes	Yes

# General Residential Zone Schedule 4



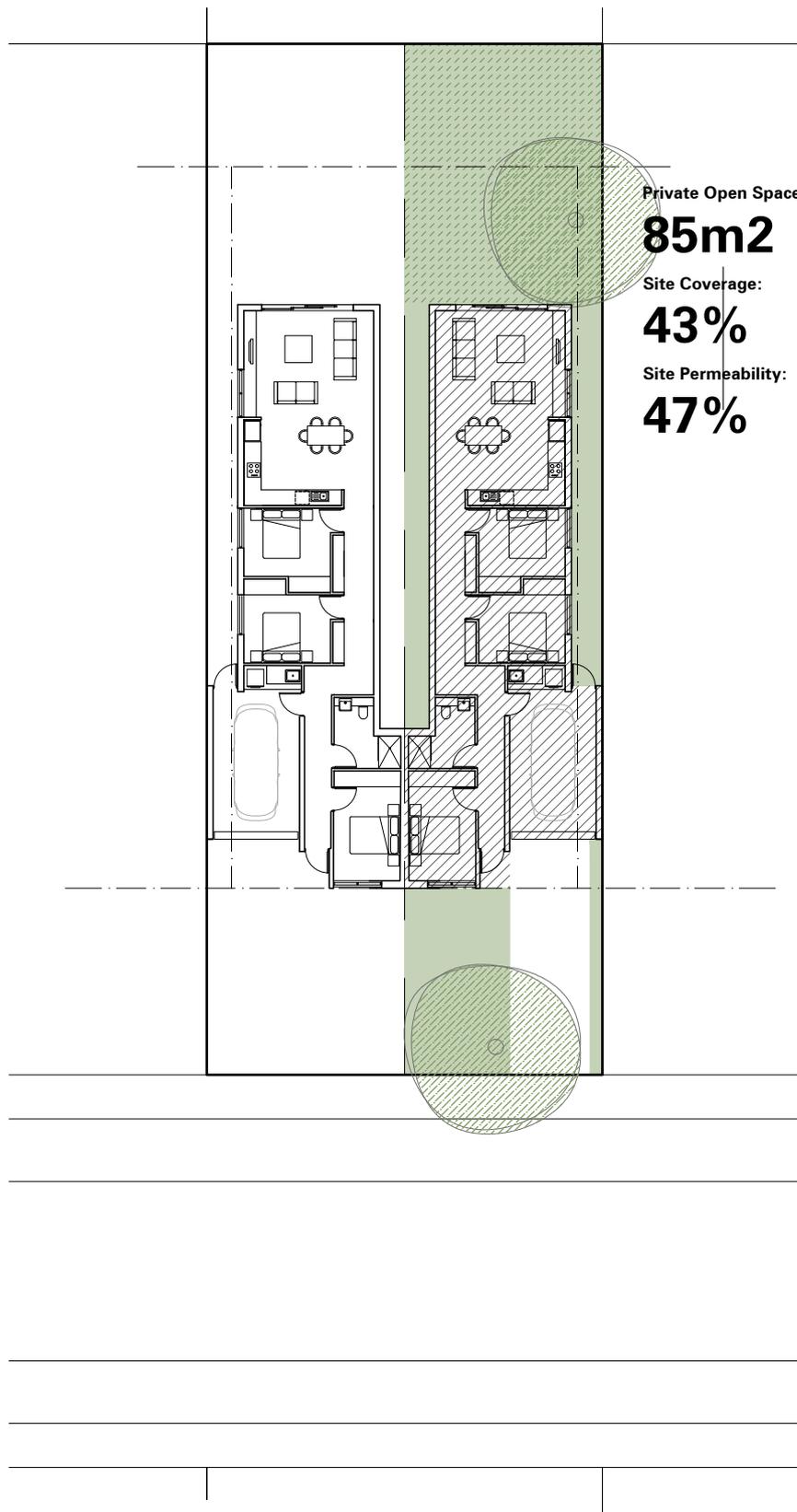
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
17m x 34m	Single Storey 2 bed / 1 bath	117m <sup>2</sup>	Yes	<b>NO</b>	Yes	Yes	Yes

# General Residential Zone Schedule 4



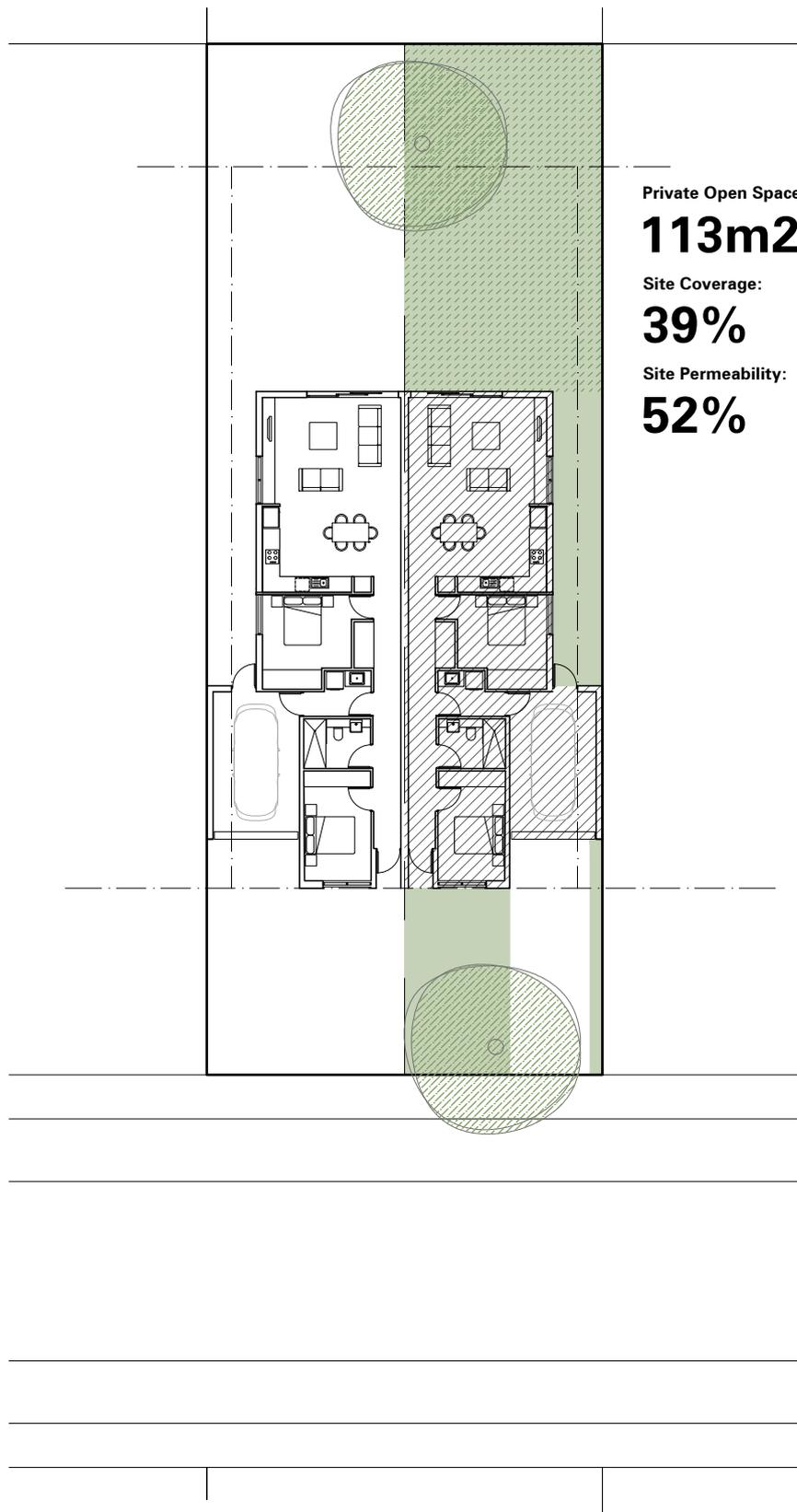
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
16m x 42m	Single Storey 2 bed / 1 bath	126m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes

# General Residential Zone Schedule 4



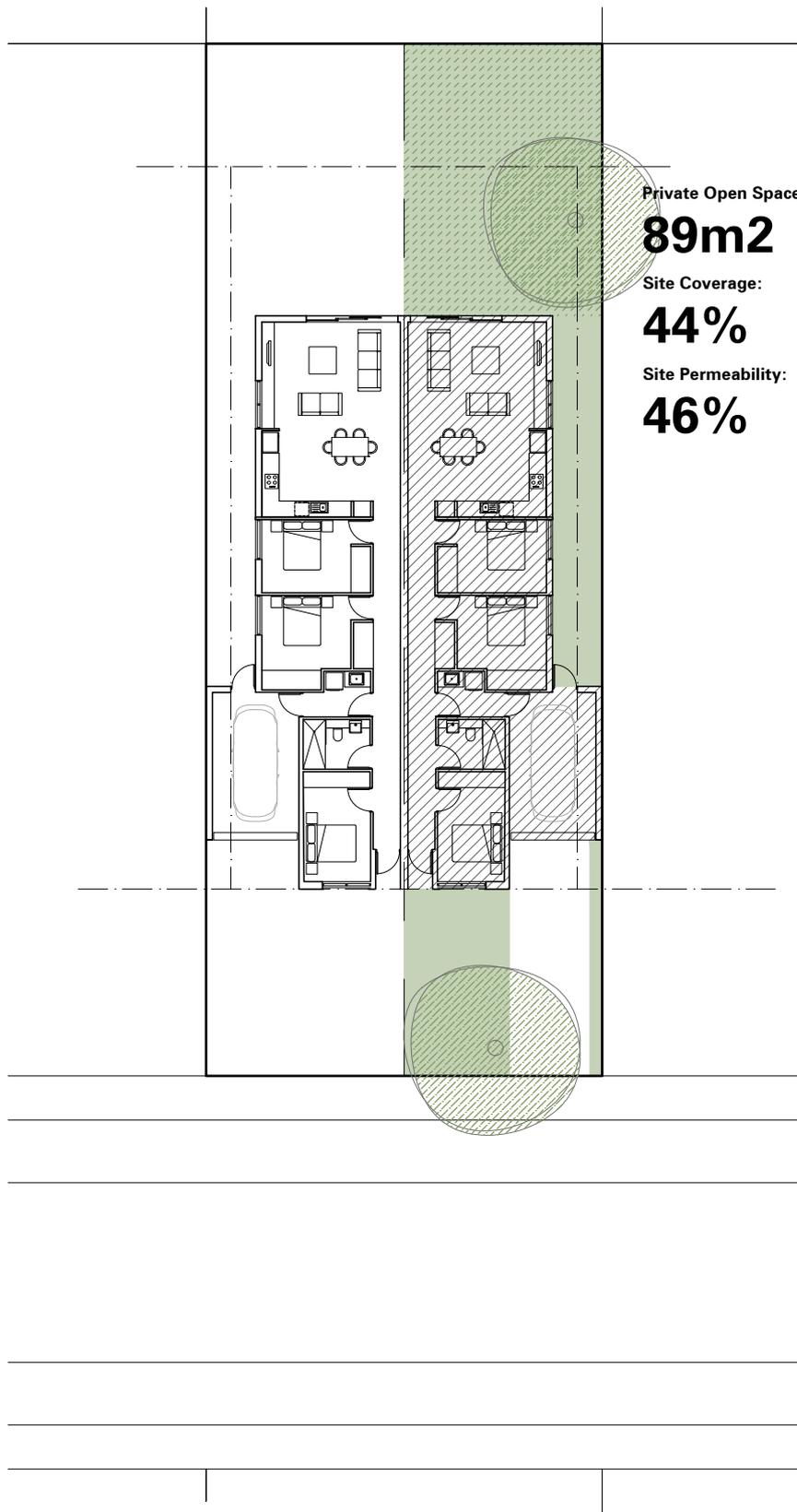
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
16m x 42m	Single Storey 3 bed / 1 bath	146m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes

# General Residential Zone Schedule 4



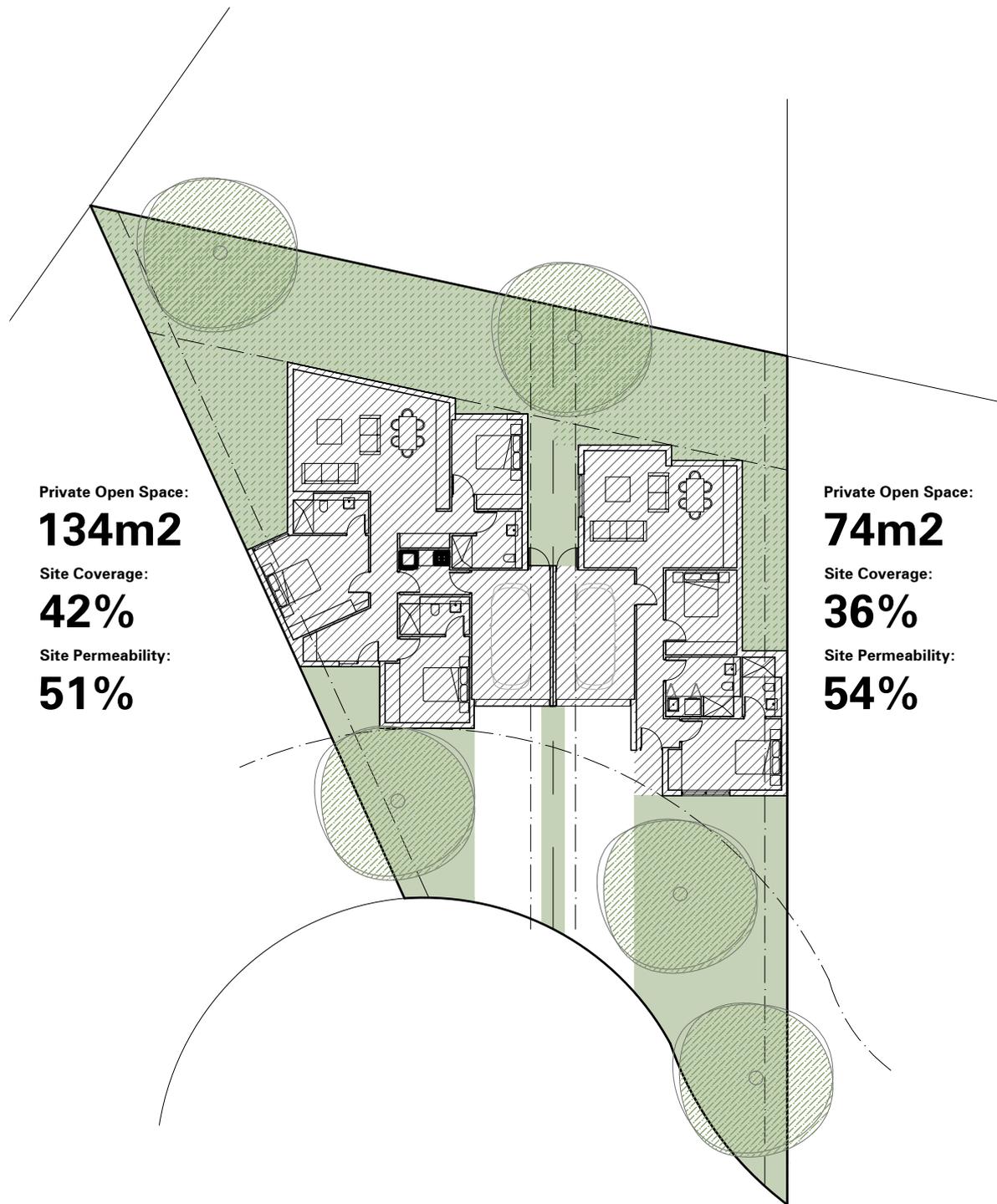
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
16m x 42m	Single Storey 2 bed / 1 bath	130m <sup>2</sup>	Yes	<b>NO</b>	Yes	Yes	Yes

# General Residential Zone Schedule 4



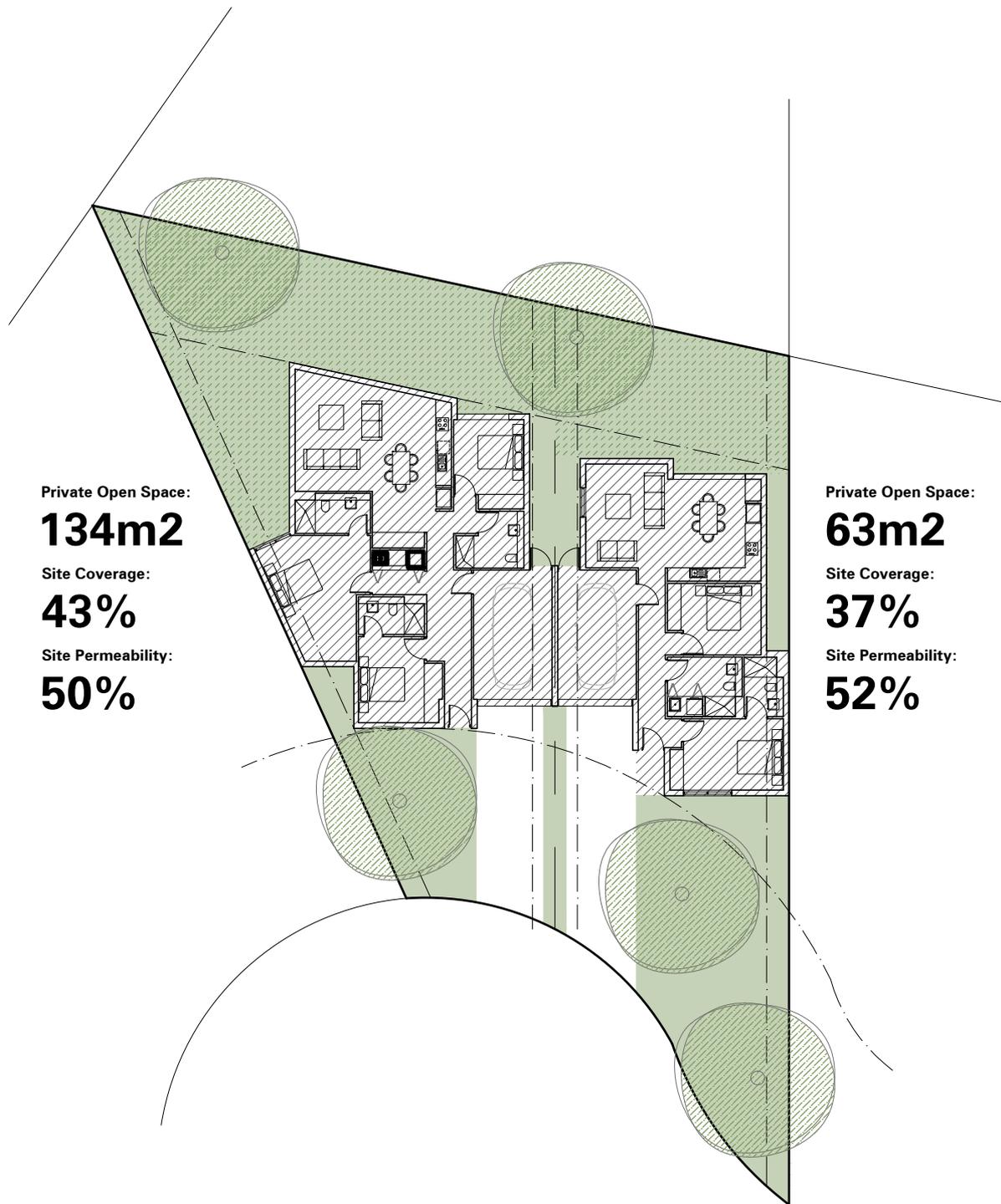
Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
16m x 42m	Single Storey 3 bed / 1 bath	149m <sup>2</sup>	Yes	<b>NO</b>	Yes	Yes	Yes

# General Residential Zone Schedule 4



Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
720m <sup>2</sup> Irregular Site	Single Storey 3 bed / 3 bath + 2 bed / 2 bath	160m <sup>2</sup> + 123m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes

# General Residential Zone Schedule 4

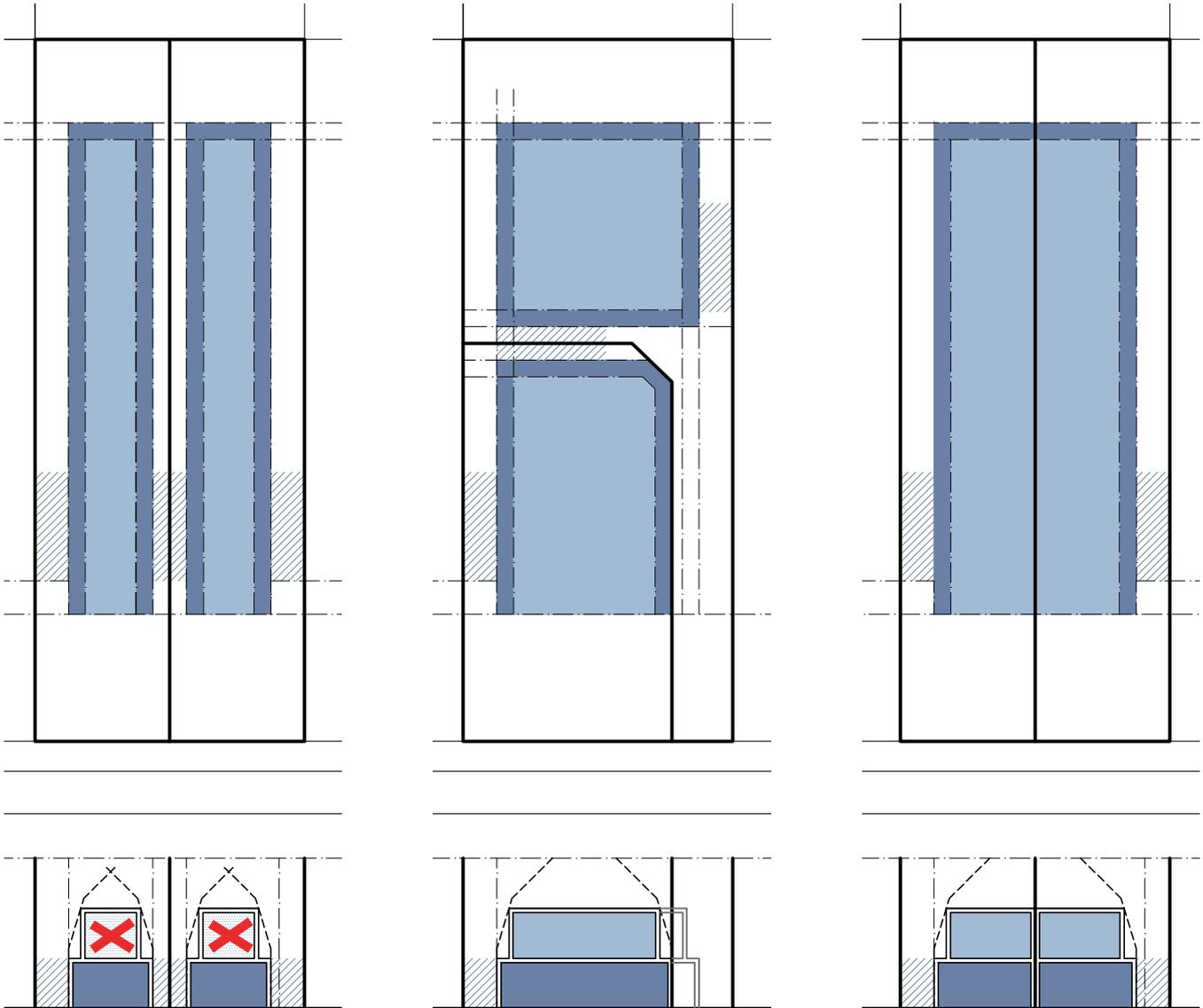


Lot Size	Plan Configuration	GFA	Front / Side / Rear Setbacks	Walls on Boundary	Private Open Space	Site Coverage	Site Permeability
720m <sup>2</sup> Irregular Site	Single Storey 3 bed / 2 bath + 2 bed / 2 bath	163m <sup>2</sup> + 126m <sup>2</sup>	Yes	Yes	Yes	Yes	Yes

# Limits on Two Storey Development

The following diagrams compare potential development envelopes from applying the proposed setbacks, indicating the limitations on second storey development potential. (16m x 42m site used for example)

*Note that the development footprint will be much smaller due to the site coverage requirement.*



## Applying Standards B17 and B18 as proposed in GRZ3 and GRZ4 to a side-by-side subdivision:

- This leads to a very narrow and long development envelope.
- The upper level has limited development potential because the side setbacks taper in to leave a very narrow upper level (3.5m between external faces shown here).
- Two level development on side-by-side lots in this configuration would only become viable on wider sites (in excess of 20m frontages, providing 2 x 10m wide subdivisions)

## Applying Standards B17 and B18 as proposed in GRZ3 and GRZ4 to a 'Battleaxe' subdivision:

- The potential envelope that remains after applying the site setbacks is much more rectangular.
- The upper level has much greater development potential because the subdivided site is much wider.
- This arrangement will maximise the development yield and saleable floor area for the same site conditions.

## Applying an amended version of Standards B17 and B18 to allow shared walls on boundary:

- This development envelope provides a similar frontage to the proposed GRZ but with a much more efficient site utilisation that encourages locating the open space towards the site boundaries.
- The upper level has much greater development potential because the shared wall can be developed to two storeys.
- This arrangement will increase the developability of narrow lots and increase the relative yield for the site.

---

## Recommendations

Priority should be given to the following issues raised in this report:

- **Reconsider the site coverage minimum in GRZ3, potentially to align the requirement to match the minimum in GRZ4.** Lower site coverages will encourage two storey development (where this is possible) in order to deliver the maximum site yield, meaning that slightly higher minimum coverages will decrease the pressure for second storey development.
- **Allow for shared walls on boundaries when the walls are build simultaneously.** There is little benefit for existing residents on neighbouring properties in restricting shared walls to a 6.5m maximum and many disbenefits for the future residents of the subdivided lot.

Other lower priority concerns are discussed through the body of the report.

MGS Architects  
10-22 Manton Lane  
Melbourne Victoria  
3000 Australia  
T 03 9679 1800

