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Proposed C172mona

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4**.

THE MONASH BOULEVARDS - AREA A

1.0 Neighbourhood character objectives

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To provide a consistent, strongly landscaped setback along each boulevard, enhancing the garden city character of Monash.

To facilitate the development of apartment developments up to four storeys on consolidated lots.

To facilitate the development of smaller apartment buildings, units and townhouses up to three storeys on narrower lots.

To provide consistent side and rear setbacks that allow generous space for landscaping, including canopy trees.

To minimise the need for fencing along street interfaces through appropriate landscaping and building design.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

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Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

Yes

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

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Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	Minimum street setback – 7.6 metres from the boundary with Dandenong Road, Springvale Road or a service road accessed from Dandenong Road or Springvale Road. Where a development is located on a corner, the setback to the side street is 3 metres.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	The site area covered by permeable surfaces should be at least 30 per cent.
Landscaping	B13	New development should provide or retain: - At least one canopy tree, plus at least one canopy tree per 5 metres of site width. - A mixture of vegetation.

	Standard	Requirement
		- A minimum of 60% vegetation and permeable surfaces (including canopy trees) to the setback with Dandenong Road or Springvale Road (or a service road). - Vertical greening within side and rear setbacks. - At least one interface of the building being a green roof, green wall or series of greened balconies. A canopy tree should reach a mature height at least equal to the maximum building height of the new development.
Side and rear setbacks	A10 and B17	A new wall not on or within 200mm of a side boundary should be set back at least 3 metres. A new wall not on or within 200mm of a rear boundary should be set back at least 4 metres.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	A dwelling should have private open space consisting of an area of 75 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room.
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1.2 metres in height.

5.0

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Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres and four storeys.

6.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.
- Where applicable, a statement about how the landscaping requirements are being achieved and maintained.
- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services.

7.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the placement of any structures, including porches, balconies and architectural features within the required front, side and rear setbacks are reasonable due to their lightweight design.
- Whether there is an appropriate balance between heavy greening to the site and providing for reasonable levels of accommodation and access.

MONASH PLANNING SCHEME

- Whether there is sufficient space to allow canopy trees to reach a mature height equal to or greater than the height of the proposed development.
- The practicality of providing ground level setbacks on all interfaces, particularly on smaller and irregularly shaped sites.
- The design and placement of vehicle access to avoid the removal or harm to existing street trees.
- Where a permit is required for the development under the Design and Development Overlay, if there is any inconsistency between the requirements of this schedule and the DDO, the DDO prevails.