

14/11/2019  
C125Pt2mona

## SCHEDULE 6 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ6**.

### MONASH NATIONAL EMPLOYMENT AND INNOVATION CLUSTER AND CLAYTON ACTIVITY CENTRE

#### 1.0

14/11/2019  
C125Pt2mona

#### Neighbourhood character objectives

To facilitate housing diversity in the form of units, townhouses and apartment developments of high quality design and finish.

To provide an interface between the Clayton Activity Centre, the Monash Employment and Innovation Cluster, the housing growth area and the lower scale surrounding garden city suburban areas.

To encourage development that respects sensitive residential interfaces and minimises building mass and visual bulk in the streetscape through landscaping in the front setback and breaks and recesses in the built form.

To promote the preferred garden city character by minimising hard paving throughout the site by limiting the length and width of accessways and limiting paving within open space areas.

To ensure developments are constructed within an open garden setting through the retention and planting of vegetation, including canopy trees.

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14/11/2019  
C125Pt2mona

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

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

No

#### 3.0

22/11/2019  
C160mona

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

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

Yes

**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

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14/11/2019  
C125Pt2mona

#### Requirements of Clause 54 and Clause 55

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Walls of buildings should be set back at least 4 metres from the front street.  Side street setbacks in accordance with standards A3 and B6 continue to apply, except where the site is on a corner. If the site is on a corner, the setback from 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.
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified

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	Standard	Requirement
<b>Landscaping</b>	B13	<p>New development should provide or retain:</p> <ul style="list-style-type: none"> <li>▪ At least one canopy tree, plus one canopy tree per 5 metres of site width;</li> <li>▪ A mixture of vegetation including indigenous species;</li> <li>▪ Vegetation in the front, side and rear setbacks; and</li> <li>▪ Vegetation on both sides of accessways.</li> </ul> <p>A canopy tree should reach a mature height at least equal to the maximum building height of the new development.</p>
<b>Side and rear setbacks</b>	A10 and B17	<p>A new wall not on or within 200mm of a rear boundary should be set back at least 4 metres.</p> <p>Side setback requirements in accordance with standards A10 and B17 continue to apply.</p>
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	A dwelling should have private open space consisting of an area of 50 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	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>▪ An area of 50 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 or residential building with a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room; or</li> <li>▪ A balcony or roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul>
<b>Front fence height</b>	A20 and B32	A front fence within 3 metres of a street should not exceed 0.9 metres in height.

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14/11/2019  
C125Pt2mona

#### Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or residential building must not exceed a height of 11.5 metres and 3 storeys.

### 6.0

14/11/2019  
C125Pt2mona

#### 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.
- 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

14/11/2019  
C125Pt2mona

#### 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:

## MONASH PLANNING SCHEME

- Whether the development provides an appropriate transition to built form on adjoining sites.
- The robustness of proposed materials and finishes.
- The impact of the shape and dimensions of the lot on the ability of the development to meet any requirements of this schedule.
- The location and number of vehicle crossovers.
- The impact of the development on nature strips and street trees.
- The location, quantity and species of vegetation provided.