



CITY OF MONASH

Monash City Council
submission on
Draft New Residential Zones for Victoria.

Dated:- 1 April 2009

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Council considered the Consultation Draft document for New Residential Zones for Victoria at its meeting on 31 March 2009 and resolved to make following submission to the Department of Planning and Community Development.

Council:-

- supports the New Residential Zones as they are an improvement on the current zones and provide a more flexible approach to built form character, design and building height issues, while also allowing for the retention of third party objection/appeal rights.
- expresses concern about the combination of the existing building height definition and the proposed height limitations which appear to encourage flat roof design outcomes, potentially contrary to neighbourhood character objectives.

In respect of Council's concern about building heights the following explanation is provided.

All three zones include the option to specify the maximum building height for the zone and if none is specified a nominal height is set.

Proposed Zone	Building height requirement
Substantial Change Zone	The schedule may specify a maximum height limit greater than 13.5 metres (4 storeys)
Incremental Change Zone	The schedule may specify a maximum height limit greater or lower than 9 metres (3 storeys).
Limited Change Zone	The schedule may specify a maximum height limit lower than 9 metres (3 storeys).

Building height is defined in the Planning Scheme as:-

Building height:- The vertical distance from natural ground level to the roof or parapet at any point.

The application of this definition with the height limits proposed for the new residential zones has the potential to encourage flat roofed development. It is possible to achieve a 3 storey development within 9 metres building height with a flat roof design. Similarly a 4 storey building is possible within a 13.5 metres building height with a flat roof.

This combination of definition and height limitation has the potential to result in buildings that fail to respect local character or achieve the height limits being suggested by the new residential zones.

This aspect of design and height was considered by Council as part of the development of the Wheelers Hill Neighbourhood Activity Centre Structure Plan. That Structure Plan and the resultant DDO-Design and Development Overlay provision include within the Monash Planning Scheme identifies building height limits of 7m, 10.5m and 14m equivalent to 2, 3 and 4 storey residential development with an exception to vary building height for architectural elements, including parapets and roof forms, that enhances the articulation of the built form and improve the appearance of the building.

This allows for building design to respect the existing character forms and/or provide for innovation as appropriate for the height of development suitable for the location. This is considered to be a better form of development height control than that proposed in the new residential zones.