



## FACT SHEET AND FREQUENTLY ASKED QUESTIONS

The City of Greater Dandenong is proposing to make changes to the residential planning rules to finalise the changes originally proposed in 2015 by Amendment C182 to the Greater Dandenong Planning Scheme.

To do this, an 'amendment' to the Greater Dandenong Planning Scheme is required. This amendment is known as Amendment C213.

The proposed changes may affect the type of homes that can be built in your street and neighbourhood. Your feedback on the proposed changes is important to make sure we get the rules right.

**From Thursday 16 May to Friday 14 June 2019 you can have your say on the changes proposed by Amendment C213.**

Written submissions to Amendment C213 can be sent by:

Post: Strategic Planning – Amendment C213

PO Box 200, Dandenong VIC 3175

Email: [council@cgd.vic.gov.au](mailto:council@cgd.vic.gov.au)

### What is Council proposing?

Council is now proposing to implement the objectives of Amendment C182 Part 2 for some areas surrounding our activity centres, through Amendment C213.

The proposed changes will:

- introduce a new Schedule 3 to the Clause 32.08 (General Residential Zone) for land in the Incremental Change – Transition Area;
- rezone identified areas around our activities centres to General Residential Zone Schedule 3;
- remove the minimum garden area requirement in the GRZ3;
- apply the default mandatory maximum building height of 11 metres and 3 storeys in the GRZ3; and
- increase the minimum size of balconies from 8m<sup>2</sup> to 10m<sup>2</sup> and increasing the minimum width from 1.6m to 2m for those areas being rezoned from RGZ1 to GRZ3; and
- reduce the minimum size of private open space from 50m<sup>2</sup> to 40m<sup>2</sup> with secluded part reduced from 30m<sup>2</sup> to 25m<sup>2</sup> (with the minimum dimension reduced from 5m to 3m) for those areas being rezoned from GRZ1 to GRZ3.



## What are the residential planning rules?

The residential planning rules guide the kind of development that is allowed on or near your property.

The planning rules that guide residential development in Greater Dandenong are part of the *Greater Dandenong Planning Scheme* and include state and local policies, zones and schedules, overlays and provisions about specific land uses.

Zones reflect the intended primary use of land, for example residential, industrial, commercial, green wedge and public use. Each zone has a purpose and a set of requirements outlining how the land can be used and developed and the matters that Council must consider before deciding to grant a permit (where required).

Some planning rules, such as minimum car parking requirements, are determined by the State Government and cannot be changed by Council.

## Why is Council making these changes?

In ten more years, Greater Dandenong will grow by 32,000 people and will need 9,400 new homes. A choice of apartments, townhouses, units and detached houses, in appropriate locations, are needed to help accommodate our diverse and growing population.

Council wants to ensure that all new housing in Greater Dandenong is high quality and well designed and that new medium to high density housing is built in the right locations. The proposed changes will result in development stepping down in height and density, as distances from the shopping centres increase.

The introduction of a new Schedule 3 to the GRZ will provide greater certainty as to the preferred maximum building height allowed in each area as outlined in the revised local policy.

The removal of the minimum garden area requirement will achieve a point of difference between the building bulk of RGZ and the less intense GRZ1.

This proposal is in line with recent changes to the GRZ and the *Greater Dandenong Planning Scheme* approved by the Minister for Planning.

## Which areas of Greater Dandenong are impacted by Amendment C213?

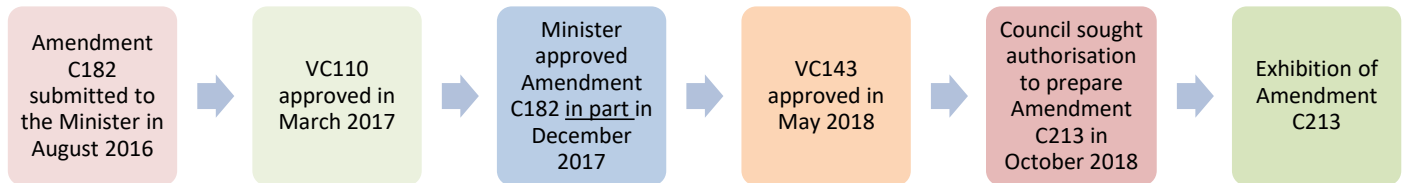
The proposed changes relate to identified land in Residential Growth Zone and General Residential Zone. The areas that Council is proposing to rezone to General Residential Zone Schedule 3 are shown on the maps on Council's website <http://www.greaterdandenong.com/document/25391/planning-scheme-amendments>.

To find out which zone and overlays currently apply to your property, you can generate a Property Report by visiting [VicPlan](#).

# Great Homes, Greater Neighbourhoods



## What has happened so far?



In 2015, Council sought to make changes to the planning rules relating to residential building heights and private open space in the Residential Growth Zone and General Residential Zone. These changes were known as Amendment C182.

In August 2016, Council submitted Amendment C182 to the Minister for Planning for approval. In December 2017, the Minister decided to approve part of the amendment and requested Council do further work in regard to the proposed introduction of the Residential Growth Zone Schedule 3.

In March 2017, the Minister approved VC110 which implemented the State Governments' response to the recommendations of the Managing Residential Development Advisory Committee by amending Clause 72 of the *Greater Dandenong Planning Scheme* to introduce a new general term, garden area and amending the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone and Township Zone. This included specifying a mandatory default maximum building height requirement, for a dwelling or residential building, of 11 metres and 3 storeys under the General Residential Zone.

In May 2018 the Minister approved VC143 which amended Clause 32.08-4 General Residential Zone to enable an area to be exempt from the minimum garden area requirement through a schedule to the zone.

## How have the views of the local community been considered so far?

In 2014, Council asked the community and stakeholders to have their say on where different types of housing should be built and what would improve the look of new housing. In 2015 Council proposed changes to the residential rules (Amendment C182) which was directly informed by the key messages and suggestions received from the community.

Amendment C213 seeks to implement this feedback by implementing the objectives of Amendment C182. Council would now like to hear from you regarding Amendment C213.

## What is a residential planning zone?

Residential zones guide decisions about what type of residential development is allowed on or near your property.

There are three residential zones. The Residential Growth Zone enables housing growth and diversity, the General Residential Zone provides a transition to the Neighbourhood Residential Zone, which favours existing neighbourhood character and restricts housing growth.

Each Residential Zone includes a Schedule which can vary the default maximum building height and ResCode requirements (such as Private Open Space), enabling Council to tailor the controls to local circumstances. ResCode (Residential Development Standards) is a residential design code that applies to all residential land throughout Victoria.

# Great Homes, Greater Neighbourhoods



Major Shopping and Business Areas	Residential Growth Zone (RGZ) / Substantial Change Area			General Residential Zone (GRZ) / Incremental Change Area		Neighbourhood Residential Zone (NRZ) / Limited Change Area
	RGZ1: 13.5 metre discretionary building height (up to 4 storeys)	RGZ2: 13.5 metre discretionary building height (up to 4 storeys)	RGZ3: 13.5 metre discretionary building height (up to 3 storeys)	GRZ1: 9 metre maximum building height (up to 2 storeys)	GRZ2: 9 metre maximum building height (up to 2 storeys)	NRZ1: 8 metre maximum building height (up to 2 storeys)
	Council is dividing the RGZ into three areas so that the height of residential buildings get lower as they get further away from shopping areas. Council also proposes to rezone some parts of the Springvale GRZ1 to RGZ3.			Most of Greater Dandenong's residential areas are currently GRZ. Council proposes to introduce a 9 metre maximum building height in this zone and rezone some parts of the Dandenong and Noble Park RGZ to GRZ.		Council proposes to lower the maximum building height from 9 metres to 8 metres.

## What is the General Residential Zone?

### GENERAL RESIDENTIAL ZONE (GRZ) – INCREMENTAL CHANGE AREAS

#### *What are the key features of the GRZ?*

- Supports medium density housing such as townhouses, units and detached homes of one to two storeys.
- New development must respect neighbourhood character.
- ResCode applies (including a mandatory 11 metre maximum building height and 3 storeys in GRZ1 and GRZ2).
- Substantial landscaping required in front, side and rear setbacks.

#### *Where does the GRZ apply?*

The General Residential Zone applies to areas suitable to undergo 'Incremental Change', because they are further away from activity centres, but reasonably close to services.

The areas zoned GRZ are generally where the former Residential 1 Zone applied until November 2013.



## Frequently Asked Questions

### *Will the new planning rules affect existing houses?*

No. The proposed changes to the planning rules will only relate to new residential development.

### *How did Council decide which areas should be rezoned to General Residential Zone Schedule 3?*

The changes to the General Residential Zone Schedule 3 boundaries generally align with those areas originally proposed to be Residential Growth Zone 3 (by Amendment C182) around the major shopping centres were informed by State Government Planning Policy requirements and community feedback (received in 2014 and 2015) and reviewing matters such as:

- Proximity to the shopping area;
- Walkability;
- Road connectivity;
- Access to services and facilities,
- Development potential and surrounding development trends, and
- Neighbourhood and landscape character.

The application of the residential zones is in accordance with the *Dandenong Neighbourhood Character Study 2007* and subsequent analysis undertaken by Council.

### *How does Amendment C213 affect current planning permit applications?*

Current planning permit applications will continue to be assessed against the current provisions of the Greater Dandenong Planning Scheme, until such time as the changes proposed under Amendment C213 are considered to be 'seriously entertained'. An amendment is seriously entertained once it has been through the public exhibition process, adopted in its final form by Council; and submitted to the Minister for Planning for approval.

In accordance with the *Planning and Environment Act, 1987*, Council and VCAT have the ability to treat any seriously entertained amendment as a relevant consideration in making their determinations (where appropriate). That is, despite the new requirements not being formally changed in the planning scheme, applications may be assessed against the proposed provisions, provided the amendment is considered to be seriously entertained.

Council does not have the ability to place current planning applications on hold pending the adoption of a planning scheme amendment.

### *My property is proposed for inclusion in the General Residential Zone Schedule 3 as part of Amendment C213. What does this mean for me?*

Properties zoned GRZ3 will provide a transition between higher and lower densities to ensure the height of residential buildings get lower as they get further away from activity centres and that new development respects the existing neighbourhood character whilst allowing for some change.



## What happens next?

Following the public exhibition of Amendment C213, a report summarising all the submissions received and officer's recommendations will be provided for Council to consider at a Council Meeting. At this meeting, Council will decide whether to ask the Minister for Planning to appoint an independent Planning Panel to consider the submissions, or change the amendment as requested in the submissions.

If a Planning Panel is appointed, everyone who has made a written submission will have the opportunity to present their view to the Panel.

Changing the planning scheme is a formal course of action that can take many months and involves considerable Council resources, as well as public involvement. Amendment C213 is anticipated to be considered in accordance with the following timeline:

May to June 2019	- Exhibition of Amendment C213 (Community consultation)
Mid 2019	- Council considers community feedback
Mid-late 2019	- Panel hearing (if required)
Early 2020	- Council refers Amendment C213 to the Minister for Planning for approval

## How do I lodge a submission?

You can lodge a written submission to Amendment C213 via:

Post: Strategic Planning – Amendment C213

PO Box 200, Dandenong VIC 3175

Email: [council@cgd.vic.gov.au](mailto:council@cgd.vic.gov.au)

Submissions must be received by **5pm, Friday 14<sup>th</sup> June 2019**.

There is no requirement under the *Planning and Environment Act 1987* that any particular form is used to make a written submission. However, Council encourages the use of the C213 [Submission Form](#) to ensure the submission is completed in a way which complies with the *Act* and which can be understood by the planning authority.

It should be noted that a submission that requests a change to the terms of any State standard provision, cannot be considered by Council.

The contact email and phone number provided in each submission will be used by Planning Panels Victoria to contact each submitter about the Panel Hearing (if required). The email address may be provided to other parties to the Panel Hearing to allow for the circulation of information or Expert Witness Reports.



## Where can I get further information?

To get more detailed information on the proposed changes to the residential planning rules and to find out how your street may be affected, please refer to the Greater Dandenong Amendment C213 website, or visit one of the following Council Customer Service Centres:

- Greater Dandenong Civic Centre, 225 Lonsdale Street, Dandenong
- Springvale Customer Service Centre, 397 - 405 Springvale Road, Springvale
- Parkmore Shopping Centre, Shop A7, Cheltenham Road, Keysborough
- Paddy O'Donoghue Centre, 18-32 Buckley Street, Noble Park

If you have any questions about Amendment C213, please call Council's Strategic Planning Team by telephone on 8571 1000 or by email at [council@cgd.vic.gov.au](mailto:council@cgd.vic.gov.au)

 Phone **8571 1000**  
 Fax **8571 5196**  
 [council@cgd.vic.gov.au](mailto:council@cgd.vic.gov.au)



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