

List of Suggested Improvements to the Residential Zones

Table One: List of suggested improvements to the residential zones

The following has been prepared by the Managing Residential Development Taskforce (the Taskforce) in accordance with Clause 11.b Terms of Reference for the Managing Residential Development Advisory Committee (MRDAC).

The Taskforce has compiled this list based suggestions from a number of sources including Council, Industry Bodies, and the submissions and the recommendations of the Residential Zones Standing Advisory Committee.

The following list is provided for comment only and the Taskforce (or the MRDAC) has not formed an opinion on the validity or rationale for the suggestions.

No.	Zone(s)*	Proposed amendment
1	NRZ	Increase the NRZ maximum building height limit to 9 metres.
2	NRZ	Provide for the maximum number of dwellings in the NRZ to not be less than 2 dwellings.
3	NRZ	Remove mandatory height requirements (performance based).
4	NRZ	Reduce maximum building footprint allowable for a single dwelling.
5	NRZ	Prohibit subdivision permit without a concurrent dwelling planning permit.
6	NRZ	Review zoning across Melbourne for a more equal distribution of NRZ land.
7	NRZ	Discourage unoccupied dwellings (Clause 52.11 <i>Home Occupation</i>).
8	NRZ	Create maximum lot size.
9	NRZ	Include Council's neighbourhood objective in schedule to the NRZ.
10	NRZ	Clarify "appropriate development" (built form, intense development across multiple smaller lots etc.)
11	NRZ	Amend subdivision loophole allowing for multiple lot subdivision.
12	NRZ	Include a 'no net dwelling loss' clause for existing multi-units to be redeveloped

No.	Zone(s)*	Proposed amendment
13	NRZ	Remove principle under Practice Note 78: <i>'Areas where more than 80 percent of lots currently accommodate detached dwellings'.</i>
14	NRZ	Apply maximum building height requirement to all buildings.
15	GRZ	Introduce a <i>Building Design Guideline</i> criteria for multi-level developments.
16	GRZ	Require section 1 uses to submit design response.
17	GRZ	Amend NRZ and GRZ purpose of zone for clearer distinction: <i>To encourage the implementation of neighbourhood character policy and adopted neighbourhood character guidelines</i>
18	GRZ	Remove the permit trigger for lots under 500 sqm.
19	GRZ	Define " <i>moderate housing growth</i> " to provide clearer direction for Council of expected growth.
20	RGZ	Delete reference to four storey development from the purpose of zone.
21	RGZ	Amend Rescode to trigger the need for assessment for low rise apartments where the provisions within RGZ contradict that of Rescode.
22	RGZ	Include provisions for 'as of right' mixed use applications.
23	RGZ	Apply mandatory boundary of RGZ to be commercial zone or to be within 100m of commercial zone or Activity Centre Zone.
24	RGZ	Remove the requirement for locational conditions of section 2: <i>The land must have the same street frontage as the land in the commercial zone.</i>
25	RGZ	Amend the purpose of the zone to provide clarity for underdevelopment of land.
26	RGZ	Include front setbacks, open space and wall boundaries requirements.
27	RGZ	Remove 'as of right' uses under 250 square metres.
28	RGZ	Review of non-residential land uses in residential area which reduce commercial uses beyond activity centres.

No.	Zone(s)*	Proposed amendment
29	RGZ	Review of <i>peripheral</i> area for RGZ to avoid conflict of inappropriate commercial development.
30	RGZ	Apply Clause 55 to multi dwellings greater than four storeys.
31	RGZ	Provide mechanisms for social/affordable housing.
32	RGZ	Review the need for notification/advertisement for certain applications within zone.
33	RGZ	Establish urban area infrastructure development contribution scheme for residential areas.
34	RGZ	Include classification for lot sizes and developments expected to achieve higher density.
35	RGZ	Restrict type of residential development to prevent underdevelopment areas.
36	RGZ	Prohibit section 2 commercial uses allowed within 100 metres if residential areas in regional locations.
37	RGZ	Clearer application of RGZ to direct Council's on areas of growth.
38	RGZ	Provide definition for height requirements (Clause 32.09-8).
39	RGZ	The transitions between RGZ and other residential zones should be more comprehensively addressed in Clause 32.07-8.
40	RGZ	Include references of relevant policy documents (structure plans and urban design frameworks etc.)
41	RGZ	Under Clause 32.07-9 <i>Application requirements</i> , delete: <ul style="list-style-type: none"> ▪ <i>For residential development of five or more storeys, an urban context report and design response as required in Clause 52.35.</i>
42	RGZ	Under Clause 32.07-11 <i>Dwelling and residential building</i> , delete: <ul style="list-style-type: none"> ▪ <i>Fore a development of five or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development</i>
43	RGZ	Prohibit supermarkets in Table of Uses.
44	RGZ	Prohibit walls on boundaries at Council's discretion.

No.	Zone(s)*	Proposed amendment
45	RGZ	Review schedules to zone to vary daylight to: <ul style="list-style-type: none"> ▪ existing windows; ▪ north facing windows; ▪ new windows; and ▪ solar access to open space objectives
46	GRZ	Amend reference to building heights in the purpose of the zone with the provision of the zone and Practice Note 78: <i>Applying the Residential Zones (2013)</i>
47	NRZ and GRZ	Amend wording for permit requirements for front fence to: <i>A permit is required to construct or extend a front fence within 3 metres of a street if: The fence is associated with 2 or more dwellings on a lot or a residential building, and the fence exceeds the maximum height specified in Clause 55.06-2.</i>
48	NRZ and GRZ	Include level of appropriateness for extent of exemptions (depending on the location, neighbourhood character and schedule etc.)
49	NRZ and RGZ	Require physical barrier (e.g. road) between to RGZ and NRZ to ensure the objective of the zones are met.
50	NRZ and RGZ	Clarification of definition for differing <i>natural ground</i> scenarios.
51	GRZ and RGZ	Rename the RGZ and GRZ to avoid confusion between the two acronyms.
52	GRZ and RGZ	Review conditions associated with Section 1 and 2 uses: <ul style="list-style-type: none"> • Food and Drink Premises is a conditioned Section 1 use under Residential Growth Zone. • Food and Drink Premises under a General Residential Zone is not a conditioned use under a Section 2 use.
53	GRZ and RGZ	Amend colour differentiation on the zoning map for clarity.

No.	Zone(s)*	Proposed amendment
54	GRZ and RGZ	Vary building heights through zone schedules.
55	GRZ and RGZ	Prohibit establishment of shops, offices and food and drink premises (subject to floor area limits), within 100 metres of commercial zone with the same road frontage without planning permit.
56	GRZ and RGZ	Apply mandatory height limits.
57	NRZ, GRZ and RGZ	Rename the zones to a neutral naming convention such as A, B, C or 1, 2, 3.
58	NRZ, GRZ and RGZ	Update and merge into a consolidated practice note, PN43: <i>Understanding Neighbourhood Character (2001)</i> and PN28: <i>Using the Neighbourhood Character Provision in Planning Schemes (2004)</i> to address neighbourhood character and principles for addressing it in planning schemes in conjunction with PN78: <i>Applying the Residential Zones (2013)</i>
59	NRZ, GRZ and RGZ	Review the operation of the schedules and consider consolidation for better clarity for planners and broader community.
60	NRZ, GRZ and RGZ	Review process and authorization for Councils to apply multiple schedules to address the role and character of different areas.
61	NRZ, GRZ and RGZ	Review zoning maps so they form relationship to 'on ground circumstances'. Zones should not change mid street.
62	NRZ, GRZ and RGZ	Apply schedules to all Council's across Melbourne.
63	NRZ, GRZ and RGZ	Amend the use of land for a <i>Store</i> (section 2 use) to exempt the storage of one motor vehicle.
64	NRZ, GRZ and RGZ	Allow variation of Rescode requirements through zone schedules.

No.	Zone(s)*	Proposed amendment
65	NRZ, GRZ and RGZ	Amend to include Council's vision within schedule.
66	NRZ, GRZ and RGZ	Consideration for additional clause for describing: <i>Desired Future Character or Vision for the Area.</i>
67	NRZ, GRZ and RGZ	Provide articulation of the role of each municipality for the provision of housing with greater parameters for application of zones to guide Council's at local level with any expectations clear and transparent.
68	NRZ, GRZ and RGZ	Amend section 1 uses to be subject to building and works controls.
69	NRZ, GRZ and RGZ	Specify maintenance of on-street parking spaces in zone with provisions with any reduction (cross-over) assessed.
70	NRZ, GRZ and RGZ	Review Practice Notes relating to residential zones for consistency.
71	NRZ, GRZ and RGZ	Amend each zone to include level of change expected (minimal/natural/substantial).
72	NRZ	Include minimum setbacks from the side or rear boundary (as per A11 and B18/ Building regulation 414).
73	NRZ	Detail side setback requirements (as per A11 and B18/ Building regulation 414).
74	NRZ	Review setback requirements which do not guide irregular lot sizes.

* Key to zone notations: NRZ – Neighbourhood Residential Zone, GRZ – General Residential Zone, RGZ – Residential Growth Zone, TZ – Township Zone and MUZ – Mixed Use Zone.

Table Two: Improvements that will form part of a VC Amendment

In addition to the suggestions outlined in Table One, the Minister for Planning has agreed to prepare a VC Amendment to improve the operation of the residential zones.

Submissions are **not being sought** on these changes and they are provided for information purposes only.

No.	Zone(s)*	Proposed amendment
1	NRZ	Allow for flood levels to be exempted from the maximum building height in the Neighbourhood Residential Zone.
2	TZ and NRZ	Clarify permit requirements for the construction or extension of one dwelling on a lot in the residential zones.
3	NRZ	Introduce the ability for flexible requirements to the maximum number of dwellings on a lot through a density scale.
4	MUZ, TZ, RGZ, GRZ and NRZ	Allow local exemptions for building heights to be specified in the zone schedule and allow an existing building to be demolished and constructed to the pre-demolition height.
5	MUZ, TZ, RGZ, GRZ and NRZ	Clarify and provide consistent building height exemptions in all residential zones.
6	MUZ, TZ, RGZ, GRZ and NRZ	Clarify and provide consistent transitional provisions in all residential zones.
7	NRZ	Clarify the exemption provisions relating to subdivision in the NRZ.
8	RGZ	Provide for Plan Melbourne and Regional Growth Plan terminology updates relating to activity centres and town centres.

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