

DISCLAIMER: This report is prepared using only publicly available information and does not represent council views or benefit from any non-public knowledge.

Prepared on 18 June 2025
Advice refers to latest changes in Planning Scheme Amendment VC267 in force by April 2025.

PROPERTY DETAILS

SITE ADDRESS	• XXX
MUNICIPAL COUNCIL	• Monash City Council
TITLE PARTICULARS	• Vol XXX Fol XXX
	• Lot XXX LP XXX
ENCUMBRANCES	• 1.83m wide rear drainage easement- Monash City Council
	• 1.83m wide rear sewerage easement- Yarra Valley Water
MONASH PLANNING SCHEME	• <u>Residential Growth Zone Schedule 3</u>
PLANNING PARTICULARS	• <u>Prohibited reticulated gas connection</u> to new dwellings.

SITE OPPORTUNITIES

1. Development yield potential of 10 bedroom Rooming House and 5 townhouses subject to design, 3 stories at a max height of 13.5metres. Refer to sheet 3 & 4 of report.
2. Site frontage 18.3m x site depth of approx 41.5. Site area of 758sqm. Refer to Title for accurate dimensions.
3. No overlays and no tree controls.
4. Existing crossover can be retained to service new development.
5. Minimal trees on adjoining properties.
6. Flat terrain.

SITE CONSTRAINTS

1. The secluded private open space (SPOS) of adjoining unit development to the south of the subject site may be impacted by overshadowing of proposed development.
2. Retaining existing crossover will result in southern orientation of SPOS of future development.
3. 1.83m wide drainage and sewerage easement along rear boundary containing Yarra Valley Water sewer pipe.
4. 1 x naturestrip street tree.
5. United Energy power pole and overhead powerlines.

PLANNING PERMIT REQUIREMENT

Proposal	Planning permit required	Council Planning Application Process	Council Fees 2025/2026
Multi Dwellings	YES	The development of 2 or more dwellings on a lot requires a planning permit from Monash Council.	
Rooming House	No	<p>A planning permit for a Rooming House is exempt if:</p> <ul style="list-style-type: none"> ■ The total floor area of all buildings on the land, measured from the outside of external walls or the centre of party walls, does not exceed 300 square metres, excluding outbuildings. ■ No more than 12 persons are accommodated. ■ No more than 9 bedrooms are provided. 	

PLANNING PERMIT REQUIREMENT (CONT)

This site is suitable for the development of 3 storey dwellings with a Rooming House residential building, subject to the design requirements of the new streamlined “Deemed to Comply Townhouse and Low-Rise Code” being satisfied. The new code removes the opportunity for objectors to appeal Council’s decision at VCAT if the application is deemed to comply, and Council must approve the application if all standards are met.

The use, and buildings and works for a Rooming House **does not** require a planning permit if the exemption criteria at [Clause 52.23](#) are met. Therefore, a Building Permit for the Rooming House can be sought first from a Registered Building Surveyor, followed by an independent Town Planning Application for the remaining townhouse development. Council will only assess the townhouse component and disregard the area designated for the Rooming House as there is no permit trigger for the use or buildings and works.

Site specific key design considerations:

- Front setback of 4m
- 70% maximum site coverage
- 20% minimum site permeability
- 10% tree canopy
- Any new crossover to encroach no more than 10% TPZ of existing street tree.
- 25 sqm private open space per dwelling with minimum dimension of 3m or minimum 8sqm balcony.
- Minimum bedroom dimension of 3mx3m with an additional area of at least 0.8 square metres for a wardrobe
- Living room area (excluding dining and kitchen) of 12 sqm with minimum dimension of 3.6m.
- 2 car spaces per 3+ bedroom dwelling, one must be undercover.
- 2 car spaces for Rooming House, one space may be required to be accessible. Confirm with a Registered Building Surveyor.
- Check with Yarra Valley Water to confirm setback requirements from easement/sewer pipe.

Full design requirements [here](#) from Clause 55.01-55.05.

Professionals to engage:

- Registered Building Surveyor for Rooming House if proposing <10 bedrooms for Building Permit prior to town planning application.
- Architect- Development plans for Council to endorse.
- Landscape architect- Tree canopy requirements and landscape plans for Council to endorse.
- Drainage engineer- Drainage plans for Council to approve.
- Arborist- To confirm maximum 10% encroachment of TPZ of existing street tree if proposing new crossover.
- Waste management consultant- prepare waste management plan.
- Town planner- Application submission.
- Land surveyor- Feature and level survey.

Approximate approval turnaround time: 6-8 months.

Permit Application fee:
Based on estimated cost of development.
Refer to [Fees and Charges](#)

Note: If the estimated cost of development >\$1,311,000 the Metropolitan Planning Levy must be paid to the State Revenue Office prior to lodging an application with Council.
More info at [SRO Website](#)

Advertising fee: Refer to [Fees and Charges](#)

Drainage Contribution:
May be applicable in lieu of a detention system. Enquire with Council’s Drainage Engineer.

Subdivision

The subdivision of land requires a planning permit from Monash Council.

A subdivision application in accordance with an approved development is an administrative 2 part process: Planning Permit and Certification concurrently managed via the SPEAR online portal.

An Application for Certification is required to obtain the Certified Plan for registration at the Titles Office, and Statement of Compliance (SOC) to confirm all outstanding items relating to the site are satisfied. Standard outstanding SOC items listed below:

- Public Open Space (POS) contribution if proposing 3+ lots charged at a rate of 7.61% of the site valuation, determined by Council’s contract valuers not from the rates notice.
- Council inspections- landscaping and engineering
- Telecommunication requirements
- Consent from service authorities- Melbourne Water, Yarra Valley Water, United Energy.
- Land surveyor final plan of subdivision.

Permit Application fee:
\$1496.10
Certification fee:
\$198.40

Public Open Space contribution for 3+ lots at a rate of 7.61% of consolidated site value.

Engineering fees- stormwater connection, asset protection, crossing permits:
Enquiries to Engineering Department on 9518 3555

PLANNING PERMIT REQUIREMENT (CONT)

Subdivision

Professionals to engage:

- Licensed land surveyor- prepare plan of subdivision
- Cabler/Telecommunications contractor- Forms 1+2 and NBN

Approximate permit approval turnaround time: 2-3 months

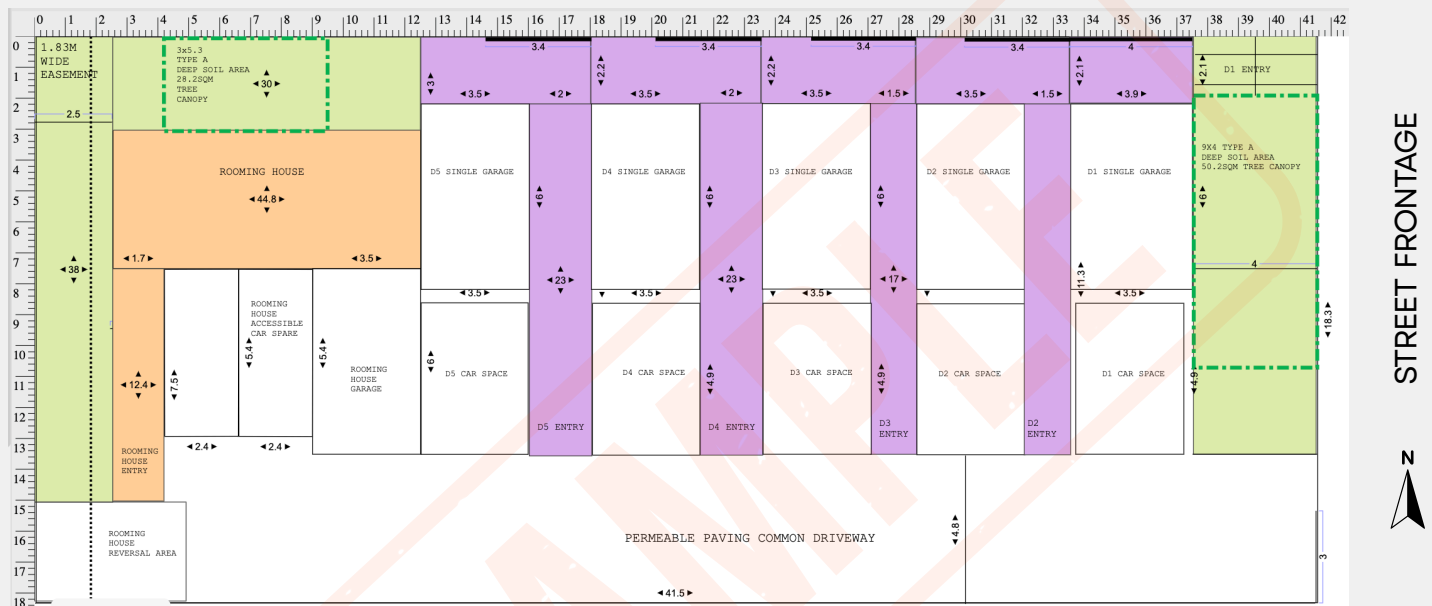
Approximate certification approval turnaround time- varies

DRAFT LAYOUT OPTION- 5 X 3 STOREY TOWNHOUSE + ROOMING HOUSE

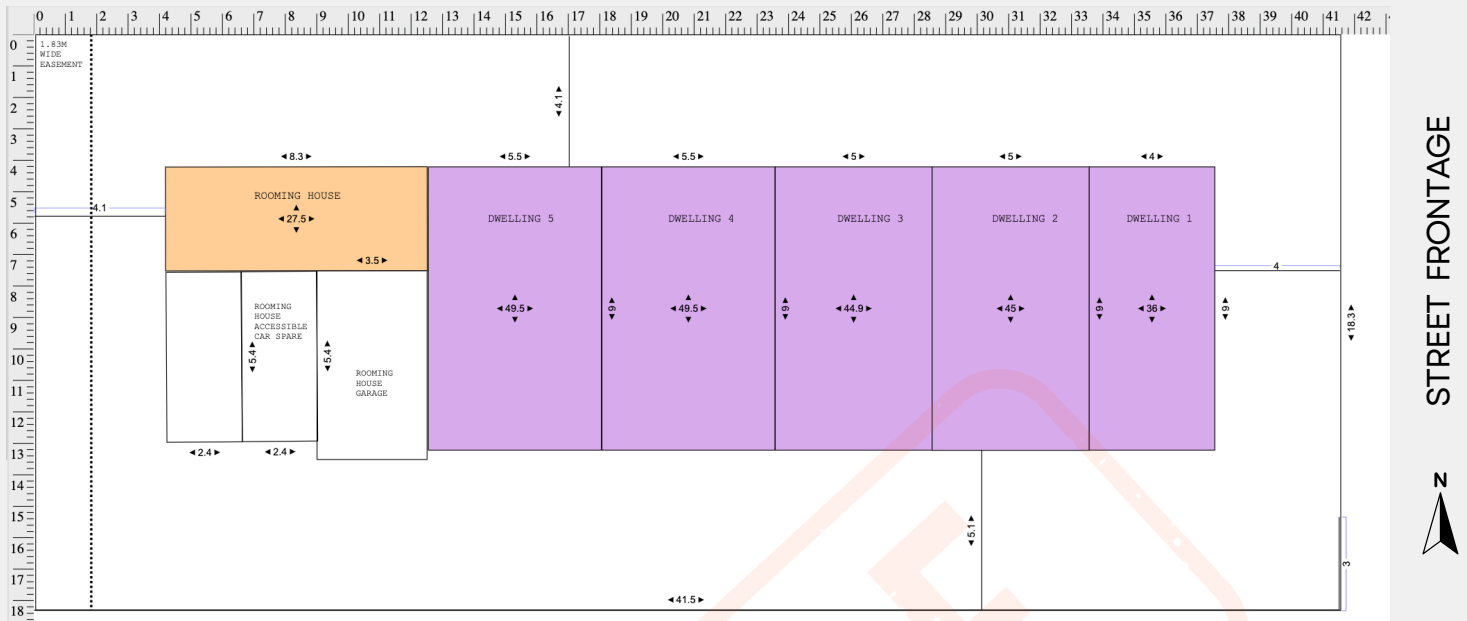
Draft layout depicts minimum requirements of the new Townhouse and Low Rise Code being achieved as per Planning Scheme Amendment V267 to demonstrate dwelling yield possibility.

Monash Council have a paid pre-application service to provide preliminary advice on a proposal from a town planner. More info [here](#).

Ground Floor:



Second Floor:



ADDITIONAL COMMENTS

The above design response is based on the crossover relocated to the south, and meets the requirement of a maximum 10% TPZ encroachment of the existing street tree. Existing crossover to be reinstated to Council's satisfaction.

Notable deemed to comply standards:

- Site coverage- <70%
- Site permeability- a portion of the common property driveway will need to be permeable paving to meet the minimum 20% site permeability.
- Tree canopy- 10% of site area= 75.8sqm achieved by 1 x Type A trees in front setback (50.2sqm) and 1 x Type A (28.2sqm) tree in rear setback or alternative combination of tree type planting. Note: relevant deemed to comply standard does not mention tree planting to be kept off easements.
- Private open space- each dwelling is provided with a north facing 8sqm balcony with a minimum dimension of 1.7m. The Rooming House is provided with >25sqm of POS with a minimum dimension of 3m.
- Side and rear setbacks based on the following wall heights:
 - ground level- 3m
 - first level- 6m
 - second level- 9m
- Walls on boundary- Thick bold line at ground level on north boundary denotes opportunity for a wall on boundary. Maximum allowable wall on northern boundary length is 17.87m.
- Parking: All dwellings have been provided with 2 parking spaces. Rooming House has 2 spaces, 1 space disabled.
- Access: vehicles can exit the site in a forward direction.

USEFUL WEBSITE RESOURCES

- [New Town House and Low Rise Code](#) • [Monash Council Planning Fees and Charges 2025-2026](#) • [Monash Council Application Checklist](#)
[Townhouse and Low Rise Guidelines](#) • [Monash Council Public Open Space Contribution](#) • [Monash Council Drainage Engineering](#)
[Telecommunication Requirements](#) • [Monash Council Town Planning](#) • [Yarra Valley Water Asset Location](#)