

PETITION TO MONASH CITY COUNCIL

Regarding Planning Amendment C125

We wish the following changes be incorporated into C125 for the General Residential and Neighbourhood Residential (non-high growth) zones.

- Setback requirements off rear boundary to be reinstated, to a minimum of 5m (originally request was for 3m but further understanding is that 3m is insufficient for a reasonable root protection zone).
- In order to protect our properties from the likes of basement garages and to ensure open space clear of underground building works therefore allowing deep-rooted plantings, excavation works to have a setback off the nearest boundary, with a minimum setback of 0.1m for every 0.1m excavated below ground level.
- Balcony areas & roof-top gardens to be excluded from open space calculations, as apartment style developments should be confined to the high growth areas around Monash's activity centres, as is currently in C125).
- Minimum lot size for subdivision to be increased from 500m² to 700m² or alternatively worded as a minimum lot size per dwelling of 350m².
- The Dandenong Creek area originally allocated to NRZ4 zone but removed in the in-principle position to be reassigned NRZ4.

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