

Recommendations summary table

Proposed zone & schedule	Proposed name	Current zone & overlays	Current controls	Proposed controls
NRZ1	Croydon Hills Estate, Birt's Hill & Jumping Creek Valley	NRZ1	• Max. height 9m & 2 storeys • Min. lot size 2,000sqm	➤ New neighbourhood and landscape character objectives
		NCO2 (Croydon Hills Estate)	• Side & rear setback variations • Private open space variations	• Max. height 9m & 2 storeys • Min. lot size 2,000sqm
		SLO3	• Front fence variations	• Retain existing variations
		DDO1	• NCO2 buildings and works (with exemptions)	➤ Site coverage 40% ➤ Permeability 50%
		VPO1	• VPO1 native vegetation removal • SLO3 5+m tree removal (and other 'incentives')	➤ Landscaping requirements (indigenous) ➤ New application requirements ➤ New decision guidelines • NCO2 re-write, including permit triggers for outbuildings and demolition • SLO3 strengthen
NRZ2	Wicklow Hills Ridgeline	NRZ2	• Max. height 9m & 2 storeys* • Min. lot size 864sqm*	➤ New neighbourhood and landscape character objectives
		NCO1 (Alto Avenue & Wicklow Hills)	• Side & rear setback variations • Private open space variations	• Max. height 9m & 2 storeys • Min. lot size 864sqm
		SLO3	• Front fence variations	• Retain existing variations
		DDO2	• SLO3 5+m tree removal (and other 'incentives')	➤ Site coverage 40% ➤ Permeability 50% ➤ Landscaping requirements (native, preferably indigenous)
		Inclusion of area bounded generally by Mirabel Avenue, Mt Dandenong Road and Velma Grove currently GRZ1 & SLO4	*Except the Velma Grove area	➤ New application requirements ➤ New decision guidelines • NCO1 strengthen objectives & decision guidelines • SLO3 strengthen

NRZ3	Wicklow Hills Lower Slopes	NRZ3	• Max. height 9m & 2 storeys	➤ New neighbourhood and landscape character objectives
		SLO3	• Side & rear setback variations • Open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives')	• Max. height 9m & 2 storeys • Retain existing variations ➤ Site coverage 50% ➤ Permeability 40% ➤ Landscaping requirements (native, preferably indigenous) ➤ New application requirements ➤ New decision guidelines • SLO3 strengthen
NRZ4	Loughnan's Hill	NRZ2	• Max. height 9m & 2 storeys	➤ New neighbourhood and landscape character objectives
		SLO3	• Min. lot size 864sqm • Side & rear setback variations • Private open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives')	• Max. height 9m & 2 storeys • Min. lot size 864sqm • Retain existing variations ➤ Site coverage 40% ➤ Permeability 50% ➤ Landscaping requirements (native, preferably indigenous) ➤ New application requirements ➤ New decision guidelines • SLO3 strengthen
NRZ5	Jubilee Park	GRZ1	• Max. height 11m & 3 storeys	➤ New neighbourhood character objectives
		SLO4	• Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	• Max. height 9m & 2 storeys • Retain existing variations ➤ Permeability 30% ➤ Landscaping requirements ➤ New application requirements ➤ New decision guidelines ➤ NCO3 / HO (various) • SLO4 review & strengthen

NRZ6	Ruskin Park	GRZ1	• Max. height 11m & 3 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	➤ New neighbourhood and landscape character objectives
		SLO4	• Max. height 9m & 2 storeys • Retain existing variations ➤ Site coverage 50% ➤ Permeability 30% ➤ Landscaping requirements ➤ New application requirements ➤ New decision guidelines • SLO4 strengthen	
NRZ7	Warrenwood Ridgeline & Slopes	NRZ3	• Max. height 9m & 2 storeys* • Side & rear setback variations • Private open space variations • Front fence variations*	➤ New neighbourhood and landscape character objectives
		SLO3 Northern part of Warrenwood Ridgeline, extending from Oban Road to the Jumping Creek Valley, and sloping down to Mullum Mullum Creek, currently GRZ1 & SLO4	• Max. height 9m & 2 storeys • Retain existing variations ➤ Site coverage 50% ➤ Permeability 40% ➤ Landscaping requirements (native, preferably indigenous) ➤ New application requirements ➤ New decision guidelines ➤ SLO3 (strengthened) to whole landscape area *Except current GRZ1 area, with max. height 11m & 3 storeys, and SLO4 5m+ tree removal	
NRZ8	Croydon Ridge & Southern Hills	NRZ3	• Max. height 9m & 2 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives')	➤ New neighbourhood and landscape character objectives
		SLO3 VPO1 (former Croydon District Golf Course)	• Max. height 9m & 2 storeys • Retain existing variations ➤ Site coverage 50% ➤ Permeability 40% ➤ Landscaping requirements (preferably native) ➤ Front fence 1.5m fronting RDZ1 ➤ New application requirements ➤ New decision guidelines	

				• SLO3 strengthen; review VPO1
NRZ9	Croydon Golf Links Estate	NRZ2	• Max. height 9m & 2 storeys • Min. lot size 864sqm • Side & rear setback variations • Private open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives')	➤ New neighbourhood and landscape character objectives • Max. height 9m & 2 storeys • Min. lot size 864sqm • Retain existing variations ➤ Site coverage 40% ➤ Permeability 50% ➤ Landscaping requirements (preferably native) ➤ New application requirements ➤ New decision guidelines • SLO3 strengthen
		SLO3		
NRZ10	Bushland Fringes	LDRZ	• Min. lot size 0.2 hectare • Side & rear setback variations • Private open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives') • SLO4 5m+ tree removal • VPO1 (part) native vegetation removal	➤ New neighbourhood and landscape character objectives ➤ Max. height 9m & 2 storeys • Min. lot size 2,000sqm ➤ Side & rear setback variations ➤ Open space variations ➤ Front fence variations ➤ Site coverage 40% ➤ Permeability 50% ➤ Landscaping requirements (preferably native) ➤ New application requirements ➤ New decision guidelines ➤ Note animal boarding, animal training and horse stables now prohibited uses • SLO3 strengthen • SLO4 strengthen
		SLO3 or SLO4		
		VPO1 (part)		

NRZ11	Sites of Biological Significance	NRZ4	• Max. height 9m & 2 storeys	<i>To be fully resolved through the Vegetation Planning Policy Review</i>
		SLO3 or SLO4	• Side & rear setback variations • Private open space variations • Front fence variations	
		VPO1	• SLO3 5m+ tree removal (and other ‘incentives’) • SLO4 5m+ tree removal • VPO1 (part) native vegetation removal	
GRZ1	Garden Suburban	GRZ1	• Max. height 11m & 3 storeys • Side & rear setback variations	➤ New neighbourhood character objectives • Max. height 11m & 3 storeys • Retain existing variations ➤ Permeability 30% ➤ Landscaping requirements ➤ Front fence 1.5m fronting RDZ1 ➤ New application requirements ➤ New decision guidelines • SLO4 strengthen
		SLO4	• Private open space variations • Front fence variations • SLO4 5m+ tree removal	
GRZ2	Bush Garden Slopes	GRZ1	• Max. height 11m & 3 storeys • Side & rear setback variations	➤ New neighbourhood character objectives • Max. height 11m & 3 storeys • Retain existing variations ➤ Permeability 35% ➤ Landscaping requirements (preferably native) ➤ New application requirements ➤ New decision guidelines ➤ SLO4 strengthen & apply to whole area
		SLO4	• Private open space variations • Front fence variations	
		DDO7 Northern Gateway Area	• SLO4 5m+ tree removal	

GRZ3	Ringwood East NAC Neighbourhood Consolidation Precinct	GRZ1	• Max. height 11m & 3 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	➤ New neighbourhood character objectives
		SLO4	• Max. height 11m & 3 storeys • Retain POS & rear setback variations ➤ Remove other variations ➤ Reduced front & side setback requirements ➤ Landscaping requirements ➤ New application requirements ➤ New decision guidelines • Retain SLO4	
GRZ4	Ringwood East NAC Residential Regeneration Precinct	GRZ1	• Max. height 11m & 3 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	➤ New neighbourhood character objectives
		SLO4	• Max. height 11m & 3 storeys ➤ Remove all existing variations ➤ Reduced front & side setback requirements ➤ Landscaping requirements ➤ New application requirements ➤ New decision guidelines • Retain SLO4	
GRZ5	Heathmont NAC Bush Residential Precinct	GRZ1 or NRZ2 (three sites south of Canterbury Road)	• Max. height 11m & 3 storeys • Min. lot size 864sqm (three sites) • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal • SLO3 5+m tree removal (and other ‘incentives’ – three sites)	➤ New neighbourhood character objectives
		SLO4 or SLO3 (three sites)	• Max. height 11m & 3 storeys • Retain POS & side and rear setbacks variations	
		DDO2 (three sites)	➤ Reduced front setback ➤ Landscaping requirements ➤ New application requirements ➤ New decision guidelines ➤ Retain SLO4 (whole precinct) ➤ Remove DDO2	

GRZ6	Heathmont NAC Uambi Special Residential Precinct	NRZ2 or NRZ3	• Max. height 11m & 3 storeys	➤ New neighbourhood character objectives
		SLO3 or SLO4	• Min. lot size 864sqm (part) • Side & rear setback variations	• Max. height 11m & 3 storeys • Retain existing variations (all) prior to DPO being prepared for the site
		DDO2	• Private open space variations • Front fence variations	➤ Landscaping requirements ➤ New application requirements
		VPO1	• SLO4 5m+ tree removal (part) • SLO3 5+m tree removal (and other 'incentives' – part) • VPO1 (part) native vegetation removal	➤ New decision guidelines • Retain SLO4 (whole site) ➤ Remove DDO2
RGZ1	Ringwood MAC Residential Growth Precinct	RGZ1	• Max. height 13.5m (with variations possible)	➤ New design objectives
		DDO3	• Min. street setback 3m • Front fence height (1.2m or 0.9m) • DDO3 (various built form requirements)	• Max. height 13.5m (no change) • Retain existing variations ➤ Opportunity for creative landscaping requirements ➤ New application requirements ➤ New decision guidelines • Update DDO3
RGZ2	Croydon MAC Residential Growth Precinct			
	* Note <i>Croydon Town Centre Structure Plan</i> requires review and residential areas within the MAC boundaries should be assessed in detail as part of that process. The proposal to rezone to RGZ may occur as part of this process, or at a later time as part of the MAC structure planning process. Regardless, it is considered the most appropriate zone for the central residential growth areas of the MAC.	GRZ2	• Max. height 13.5m & 4 storeys	➤ New design objectives
		SLO4	• Side & rear setback variations • Private open space variations	• Max. height 13.5m & 4 storeys ➤ Clauses 54 & 55 variations should be determined by the MAC structure planning process
		DDO10	• Front fence variations • SLO4 5m+ tree removal • DDO10 (various built form requirements)	➤ Opportunity for creative landscaping requirements ➤ Front fence 1.5m fronting RDZ1 ➤ New application requirements ➤ New decision guidelines • Retain SLO4

RGZ3	Ringwood East NAC Residential Growth Precinct	GRZ1	• Max. height 11m & 3 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	➤ New design objectives
		SLO4		• Max. height 11m & 3 storeys ➤ Remove all existing variations ➤ Reduced front setback requirements ➤ Reduced side & rear setback requirements ➤ Landscaping requirements ➤ New application requirements ➤ New decision guidelines • Retain SLO4
RGZ4	Ringwood East NAC Strategic Residential Growth Precinct	GRZ1	• Max. height 11m & 3 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	➤ New design objectives
		SLO4		➤ Max. height 13.5m & 4 storeys ➤ Remove all existing variations ➤ Reduced front setback requirements ➤ Reduced side & rear setback requirements ➤ Landscaping requirements ➤ New application requirements ➤ New decision guidelines • Retain SLO4

RGZ5	Heathmont NAC Residential Growth Precinct	GRZ1 or NRZ2 or NRZ3	• Max. height 9m & 2 storeys (south of Canterbury Road)	➤ New design objectives ➤ Max. height 11m & 3 storeys
		SLO4 or SLO3	• 11m & 3 storeys elsewhere	➤ Remove all existing variations
		DDO2	• Min. lot size 864sqm (south of Canterbury & Heathmont Roads) • Side & rear setback variations • Private open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives' – south of Canterbury Road) • SLO4 5m+ tree removal elsewhere	➤ Reduced front setback requirements ➤ Reduced side & rear setback requirements ➤ Landscaping requirements ➤ New application requirements ➤ New decision guidelines ➤ Remove SLO3 & DDO2 • Retain SLO4

Legend

NRZ = Neighbourhood Residential Zone

GRZ = General Residential Zone

RGZ = Residential Growth Zone

SLO = Significant Landscape Overlay

DDO = Design and Development Overlay

VPO = Vegetation Protection Overlay

- Existing provision or control
- New provision or control