

# Damper Creek Doings

April 2017



*The newsletter of*

**FRIENDS OF DAMPER CREEK RESERVE INC.**

Reg No. A0029531G

<http://www.friendsofdampercreek.org.au>

P.O. Box 2063 Mount Waverley 3149

Invited speaker, Simon Bink from Manningham Council will speak at our forthcoming April meeting. See over for details...



Apart from the wonderful and timely rain, probably the most important news this month is the marriage of Doug Scott and Jenny Scholes. Fittingly, given Doug's long involvement with Scouts, they were married on the foreshore at Mount Eliza and the reception was held in the scout hall on the beach.

They have departed for a prolonged honeymoon overseas. Jenny and Doug will return to their home in Park Rd, and resume their roles with The Friends of Damper Creek Reserve in mid-July.

The Friends wish them every happiness and a wonderful and safe trip.

## ***We have received the following advice from the Mayor regarding Council's decisions pertaining to the C125 planning matter***

At its meeting of 28 February 2017, Council considered the recommendations of an independent planning panel and resolved to adopt Amendment C125 with changes. The amendment will now be submitted to the Minister for Planning for approval and once it has been approved by the Minister, it will come into full operation across

Monash. **In the meantime, as the amendment has been adopted by Council, we are able to start 'having regard' to the new rules when considering new development applications, which we will do from 1 April 2017 onwards.**

The amendment has the overall aim of protecting Monash's 'garden city' character. It directs the majority of new development towards activity centres, the Monash National Employment & Innovation Cluster (in Clayton) and along Springvale Rd and Princes Hwy, so redevelopment is limited in residential streets. In line with these objectives, some of the measures adopted by Council as part of the amendment include:

- A five metre rear setback for properties in the General Residential Zone and in Neighbourhood Residential Zones 3 and 4 along the Dandenong Valley Escarpment and in the Damper, Scotchmans and Gardiners Creeks environs areas. This will provide space between back fences and houses for trees and gardens;
- **A seven metre rear setback for properties in the Neighbourhood Residential Zone 2 that abut Damper, Scotchmans and Gardiners Creeks;**
- The maximum amount of site coverage (the amount of the site taken up by buildings) has been reduced from 60% to 50% in General Residential Zones and in the Neighbourhood Residential Zone along the Dandenong Valley Escarpment, and to 40% in areas near the Damper, Scotchmans and Gardiners Creeks;
- The rezoning of areas near the Damper, Scotchmans and Gardiners Creeks and along the Dandenong Valley Escarpment to Neighbourhood Residential Zones to reduce the intensity of development in these sensitive areas; and

Rezoning parts of Clayton (in the Monash National Employment Cluster) to facilitate apartment style development by using a mix of the Residential Growth Zone 3 and General Residential Zone 6.

The rear setbacks will apply to new single dwellings as well as multi-unit developments. This will reduce the impact that large homes are having on neighbours, by providing separation between properties. It should be noted that while standards such as the five metre rear setback would be expected to be achieved in most cases, they **would not be mandatory**. People could apply to vary any or all of these standards if, for example, they owned an irregular-sized housing block.

#### State Government changes

You may also have heard about changes that the State Government has recently made to the three residential zones across Melbourne. These changes came into effect on Monday 27 March 2017. These changes include: introducing a requirement for a garden area; removing the restriction that people could only build up to two units per lot in Neighbourhood Residential Zones; and increasing the height limit to 11 metres (or three storeys) in the General Residential Zone. Council's Strategic Planning team has begun assessing the government's changes and the implications for Monash, and will report back to Council over the next month. You can read about the State Government changes here: [www.planning.vic.gov.au/policy-and-strategy/planning-reform/reformed-zones-for-victoria/reformed-residential-zones](http://www.planning.vic.gov.au/policy-and-strategy/planning-reform/reformed-zones-for-victoria/reformed-residential-zones)

*In the light of this information, Doug sent the following email to the Planning Department at MCC:*

The Friends of Damper Creek Reserve are delighted that the C125 planning changes were passed at the Monash Council meeting on February 28. It is with some concern that we saw shortly afterwards that the State Government announced new planning rules. The question is: do these rules override Monash's own rules and to what extent is C125 at risk? We view with deep concern any development that would reduce the amenity of the reserve and though we recognise the right of an owner to develop their property, any developments that reduce the vegetation adjacent to the reserve and/or encroach on the proposed seven metre setback from the reserve boundary would attract our attention. The principles of open spaces, permeable surfaces and vegetation are not only of aesthetic importance but are critical to stormwater management in our creeks and the range available to wildlife. All developments adjacent to the reserve are of concern but recent sales of two properties in Warren Court are of interest. Numbers 5 and 7 Warren Court are irregular blocks and the purchaser of No 5 has announced an intention to place three units on the block. The Friends group is eager to keep abreast of any developments on these blocks in particular (and other blocks adjacent to the reserve in general), with the aim of ensuring that any rebuilding on these blocks is in sympathy with the reserve.

**Doug Scott, President**

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Contributions to Damper Creek Doings are welcomed by the Editor. Please submit content by email to the secretary:

[secretary.dampercreek@gmail.com](mailto:secretary.dampercreek@gmail.com)

#### For your diary:

Wednesday 26 April at 7.30 pm

Meeting of The Friends of Damper Creek, at Alvie Hall.

Our invited speaker is Simon Bink from Manningham Council. Simon Brink is an environmental engineer with Manningham Council and an emerging energy technology researcher who has been designing and building new energy prototypes for over 10 years. Other professional achievements include significant innovations in the stormwater treatment field, the delivery of numerous community infrastructure projects and the rediscovery of a species classified as 'presumed extinct'

Sunday 30 April

10 am - 12.30 pm: Working Bee

The working bee will be at the end of Richard Rd (next to the bush crew compound). We will be hand weeding in areas planted last year on the principle of 'look after the best areas first'.

Please bring your own gloves and hand tools to facilitate the removal of panic veldt grass with minimal disturbance of the soil. The morning tea billy boils at 11 am.

7.30 pm, Wednesday 24 May

Admin meeting of The Friends Executive at Alvie Hall.

May Working Bee: Sunday 28 May. Further details in the next edition of Damper Creek Doings.