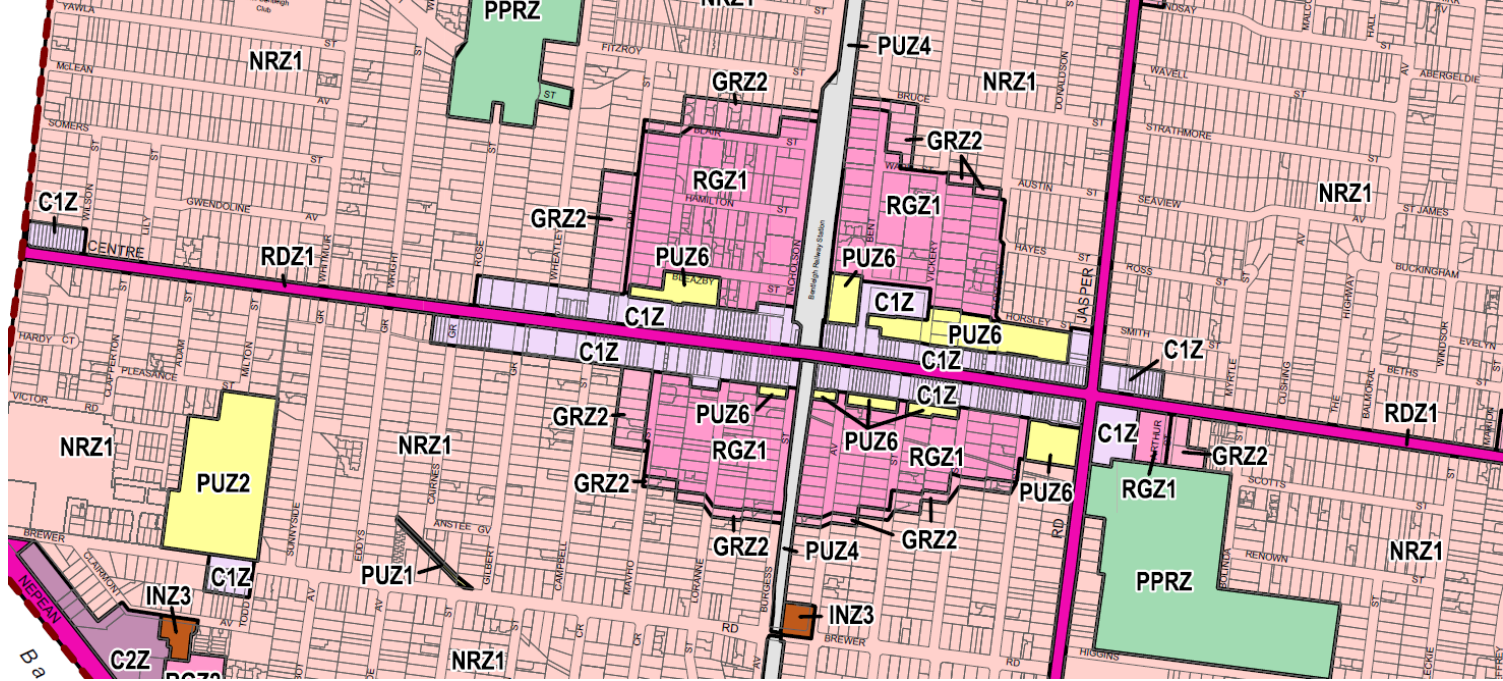







PLANNING SCHEME AMENDMENT C184 GLEN EIRA
BENTLEIGH ACTIVITY CENTRE COMPARISON MAPS

COMPARISON DIAGRAM I – ZONES

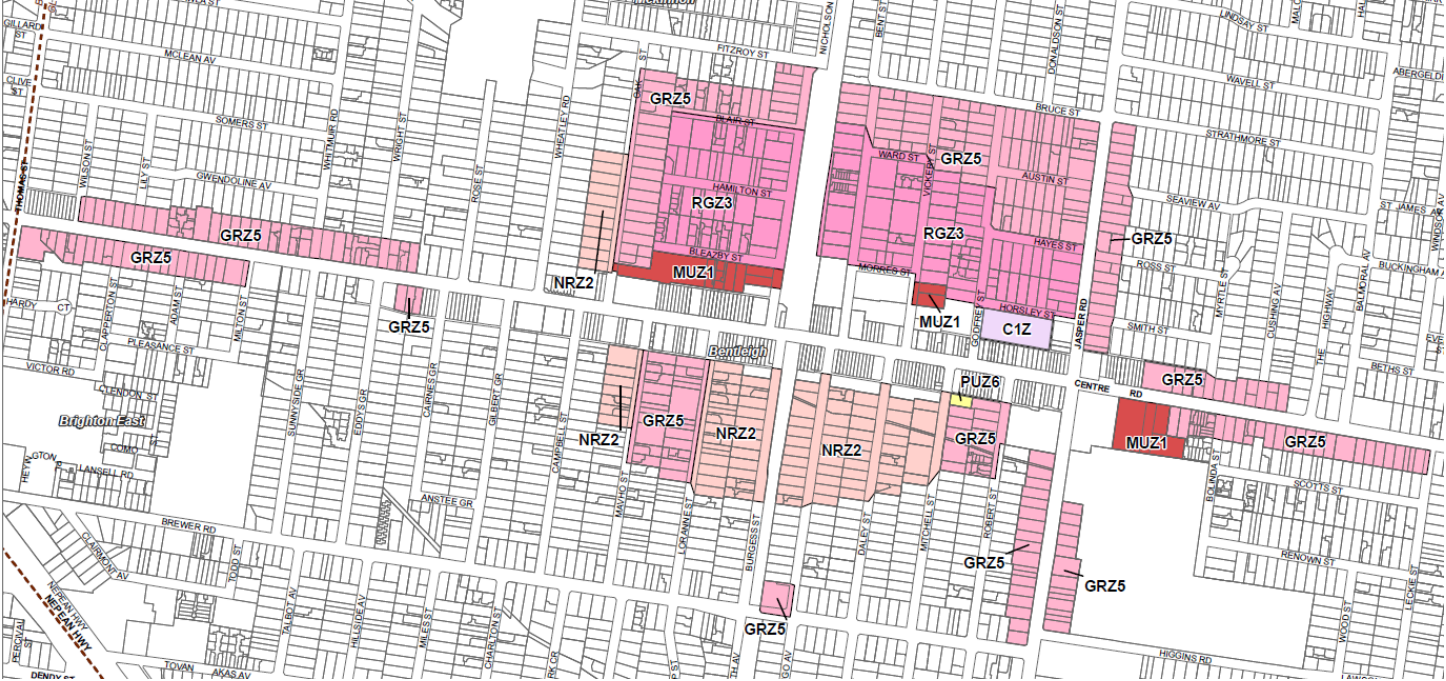
Existing Zone Map (Excerpt from Zone Map 3 of Glen Eira Planning Scheme)



Legend and built form provisions (existing zones)






	C1Z – Currently a mix of 3, 4 and 5 storey mandatory maximum heights (provided by the interim DDO8).
	PUZ6 – Public Use Zone
	RGZ1 – Mandatory 13.5 metre height control (setbacks included in DDO)
	GRZ1 – Mandatory 10.5 metre height control ((setbacks included in DDO)
	GRZ2 – Mandatory 10.5 metre height control (setbacks included in DDO)
	NRZ1 – Mandatory 9 metre height control. Also includes variation to ResCode minimum private open space requirement.
	Please refer to the individual schedules within the Planning Scheme for full details.
	An interactive map to locate your property and the current zones can be found here. (https://mapshare.vic.gov.au/vicplan/)

Proposed changes to Zone Map 3 under Amendment C184




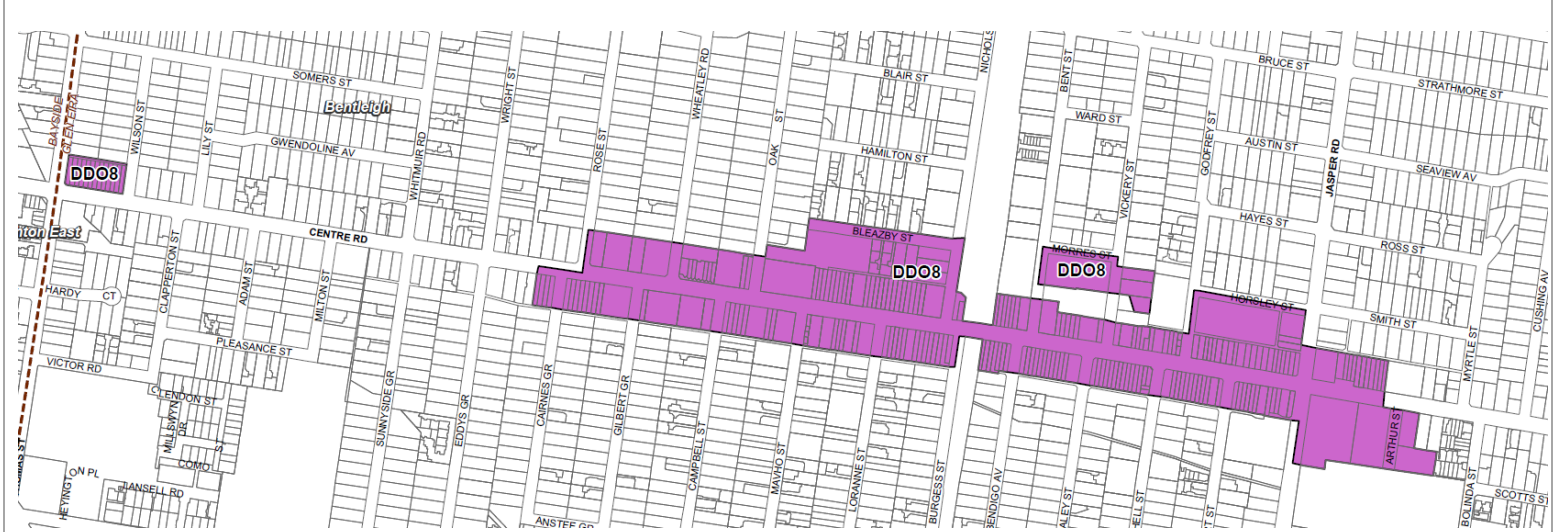
NB- only the areas proposed to be changed are shown in colour. All areas in white are to remain as per their current zone.

Legend and built form provisions (height and front setback) of new zone schedules

	C1Z – Proposed mix of 4 and 5 storeys, mostly mandatory with discretionary 5 storey heights on strategic sites provided by the proposed DDO8. The C1Z land shown above will have a discretionary height control of 5 storeys.
	MUZ- 5 storeys, discretionary (provided by the proposed DDO8)
	RGZ3 – Mandatory 13.5 metre height control. ResCode standard (discretionary) minimum 7 metre front setback.
	GRZ5 – Mandatory 11 metre height control (including no more than 3 storeys). ResCode standard (discretionary) minimum 7 metre front setback.
	NRZ2 - Mandatory 9 metre height control (including no more than 2 storeys). No variation to ResCode private open space requirement.
	Please refer to the individual proposed zone schedules for full details

PLANNING SCHEME AMENDMENT C184 GLEN EIRA
BENTLEIGH ACTIVITY CENTRE COMPARISON MAPS

COMPARISON DIAGRAM 2 – DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 8

Existing (interim) Design and Development Overlay Map (Excerpt from DDO Map 3 of Glen Eira Planning Scheme)		Proposed changes to DDO Map 3 under Amendment C184	
			
NB- DDO2 is not affected by this planning scheme amendment.			
Legend and built form provisions (existing DDO)		Legend and built form provisions (height and front setback) of new zone schedules	
<div><div>DDO2</div><div>Design And Development Overlay - Schedule 2</div></div> <div><div>DDO8</div><div>Design And Development Overlay - Schedule 8</div></div> <div>(existing interim control)</div>		<div><div></div><div>DDO8 - Design and Development Overlay - Schedule 8</div></div> <div>The new DDO8 will introduce a set of discretionary and mandatory height controls to the commercial areas only. Other provisions are also included.</div> <div>Amendment C184 proposes controls over the residential land through new schedules to the residential zones (rather than using the DDO for the residential areas).</div> <div>Please refer to the proposed DDO8 schedule for full details.</div>	
<div>The existing DDO Schedule 8 is an interim control. Amendment C184 proposes to replace it with a permanent control.</div> <div>The interim DDO includes land in residential zone which has been removed from the permanent DDO.</div>			

PLANNING SCHEME AMENDMENT C184 GLEN EIRA BENTLEIGH ACTIVITY CENTRE COMPARISON MAPS

COMPARISON DIAGRAM 3 - HEIGHTS

