18/11/2022
C162bany

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3.**

IVANHOE MAJOR ACTIVITY CENTRE – GENERAL RESIDENTIAL AREAS – MAXIMUM HEIGHT 13 METRES

1.0 Neighbourhood character objectives

21/12/2017
GC76

None specified.

2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

26/04/2024
VC252

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

A building used as a dwelling, small second dwelling or a residential building must not exceed a height of 13 metres and 4 storeys.

5.0 Application requirements

26/04/2024
VC252

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Landscape Concept Plan must be submitted which considers the Banyule Tree Planting Zone Guidelines. It should distinguish landscaped garden areas from useable private open space, show tree planting locations and the extent of the mature canopies.

6.0 Decision guidelines

26/04/2024
VC252

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the landscaping requirement can be met by including existing trees that are considered worthy of retention.
- Whether the proposal responds appropriately to the objectives and relevant strategies of the Preferred neighbourhood character policy at clause 15.01-5L-01.
- Whether the proposal responds appropriately to the relevant strategies of the Non-residential uses in residential Areas policy at clause 13.07-1L.
- If the site is described as a strategic redevelopment site in the Residential Areas Framework at clause 02.03-5, whether the objectives of clause 54 and 55 can be achieved by varying the relevant standard, and the requirements at part 3.0 of this schedule.