29/11/2019
C198case

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2** .

AREAS CLOSE TO ACTIVITY CENTRES, TRAIN STATIONS AND STRATEGIC BUS ROUTES

1.0 Neighbourhood character objectives

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To encourage a new neighbourhood character of contemporary, well-articulated and designed residential development, including units, townhouses and apartments with smaller, well landscaped front setbacks.

To ensure development is sympathetic and responsive to its surroundings and provides an appropriate transition to lower-scale residential areas.

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

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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	Walls of buildings are set back from the front street at least 5 metres or in accordance with the table in Standard A2-1, whichever is the lesser. Side street setback requirements specified in the tables to Standard A2-1 continue to apply.
	B2-1	Walls of buildings are set back from the front street at least 5 metres or in accordance with the table in Standard B2-1, whichever is the lesser. Side street setback requirements specified in the table to Standard B2-1 continue to apply.
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

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A building used as a dwelling, small second dwelling or a residential building must not exceed a height of 11.5 metres and 3 storeys.

5.0 Application requirements

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None specified.

6.0 Decision guidelines

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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 site layout and building massing ensures reasonable amenity for future residents in regards to privacy, solar access, noise, ventilation, secluded private open spaces and communal open spaces.
- Whether an appropriate transition to adjoining lower-scale residential areas is achieved.