04/06/2020
C213gdan

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

RESIDENTIAL TRANSITION AREAS

1.0 Neighbourhood character objectives

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To provide a transition in building height and density between residential development in Substantial Change Areas or Activity Centres and other Incremental Change or Limited Change Areas.

To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade and street patterns.

To provide appropriate front, side and rear setbacks to allow for substantial high quality landscaping and canopy trees and maximise planting opportunities through minimal paving and hard surfaces within front setbacks.

To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.

To ensure that residential development achieves high quality useable private open space outcomes for future residents.

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?
Yes

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	As per B2-1 or 5 metres, whichever is lesser. Side street setback requirements specified in the table to Standard B2-1 continue to apply.
Site coverage	A2-5	The site area covered by buildings should not exceed 70 per cent.
	B2-5	The site area covered by buildings should not exceed 70 per cent.
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	A front fence within 3 metres of a road in a Transport Zone 2 should not exceed 1.5 metres in height, or 1.2 metres for all other streets.

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

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None specified.

5.0 Application requirements

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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 Traffic and Transport Report detailing, but not limited to:
  - An assessment of the traffic generation and potential effects that the proposed development may have on the surrounding road network;
  - A plan showing existing traffic and junction conditions; mitigation treatments; pedestrian network including access routes to public transport.
- A Waste and Recycling Site Assessment and Plan showing, but not limited to:
  - On-site waste and recycling storage location and dimensions;
  - Waste and recycling collection location and dimensions; and
  - Details of waste and recycling maintenance and management.
- A Landscape Plan showing, but not limited to:
  - vegetation to be retained, both on-site and adjacent to the site;
  - location of new planting and proposed species; and
  - details of landscape maintenance and management, including water sensitive design principles.
- A schedule of all building materials and finishes, including colours, to the satisfaction of the responsible authority.

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 development might adversely impact on an item of heritage significance; and
- Whether the development respects the neighbourhood character of the area.