23/12/2020
GC172

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4** .

URBAN INCREASED HOUSING DIVERSITY AREAS

1.0 Neighbourhood character objectives

23/12/2020
GC172

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	If the site is in a heritage overlay, the same distance as the lesser front wall setback of an existing building on the abutting allotments facing the front street or 6 metres, whichever is the lesser. In all other areas, the same distance as the lesser front wall setback of an existing building on the abutting allotments facing the front street or 4 metres, whichever is the lesser. Side street setback requirements specified in the table to Standard A2-1 continue to apply.
	B2-1	If the site is in a heritage overlay, the same distance as the lesser front wall setback of an existing building on the abutting allotments facing the front street or 6 metres, whichever is the lesser. In all other areas, the same distance as the lesser front wall setback of an existing building on the abutting allotments facing the front street or 4 metres, whichever is the lesser. Side street setback requirements specified in the table to Standard B2-1 continue to apply.
Site coverage	A2-5	Maximum site coverage 70 per cent
	B2-5	Maximum site coverage 70 per cent
Private open space	A3-2	At least one part of the private open space has secluded private open space with a minimum area of 20 square metres and a minimum dimension of 3 metres with convenient access from a living area, dining area or kitchen. All other requirements in Standard A3-2 apply, including alternate private open space provisions.
	B3-5	A dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of: ▪ An area of 20 square metres of secluded private open space with a minimum dimension of 3 metres; or ▪ An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or

	Standard	Requirement
		▪ A balcony with at least the area and dimensions specified in Table B3-5; or ▪ An area on a roof of at least 10 square metres, with a dimension of 2 metres width. All other standards of B3-5 continue to apply.
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

None specified

5.0 Application requirements

26/04/2024
VC252

None specified

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:

- The requirements of Clause 16.01-1L-02 in relation to the siting, height, scale, materials and form of proposed buildings.