24/02/2022
C131hbay

SCHEDULE 7 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ7** .

URBAN CONTEMPORARY AREAS, THE RANGE, WILLIAMSTOWN

1.0 Neighbourhood character objectives

24/02/2022
C131hbay

To provide front setbacks that accommodate canopy trees and a high portion of permeable garden area.

To support built form consistent with the siting and massing of surrounding development.

To support development with habitable rooms that overlook the street.

To minimise the number of vehicle crossovers.

To support vertical or roof gardens.

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	A front fence within 3 metres of a street should not exceed: ▪ 1.5 metres in a Transport Zone 2. ▪ 1.2 metres in other streets.

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 12 metres and three storeys.

5.0 Application requirements

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None specified.

6.0 Decision guidelines

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None specified.