23/05/2019
C183king

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

GENERAL RESIDENTIAL AREAS B

1.0
23/05/2019
C183king

Neighbourhood character objectives

None specified.

2.0
26/04/2024
VC252

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

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

3.0
08/09/2025
VC282

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	50 per cent
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7	None specified
	B2-8	For two or more dwellings or a residential building, a front fence within 3 metres of a street should not exceed: 2 metres for streets in a Transport Zone 2 or 1.2 metres for other streets.

4.0
26/04/2024
VC252

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

A building used as a dwelling, small second dwelling or residential building must not exceed a height of 9 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case it must not exceed a height of 10 metres.

This does not apply to:

- An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.

- An extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.
- The rebuilding of a lawful building or works which have been damaged or destroyed.
- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

5.0 Application requirements

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None specified.

6.0 Decision guidelines

26/04/2024
VC252

None specified.