13/05/2022
C297ston

SCHEDULE 9 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ9** .

GARDEN RIVER & GARDEN SUBURBAN PRECINCTS

1.0 Neighbourhood character objectives

13/05/2022
C297ston

None specified.

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

03/05/2024
VC255

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	Basements should not exceed 75% of the site area
	B2-5	Basements should not exceed 75% of the site area
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

03/05/2024
VC255

None specified.

5.0 Application requirements

03/05/2024
VC255

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:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.

6.0 Decision guidelines

03/05/2024
VC255

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 provides for an appropriate visual transition to residential properties in the Neighbourhood Residential Zone.
- Whether the proposal meets the preferred neighbourhood character statement and design objectives for the Precinct.

7.0 Transitional provisions

Schedule 9 to Clause 32.08 to the General Residential Zone does not apply to an application to construct or extend a dwelling or residential building made before the approval date of the planning scheme amendment that introduced this schedule into the planning scheme. The requirements of Clause 54 as they apply to Clause 54.03-2 or of Clause 55 as they apply to Clause 55.03-2 as in force immediately before the said approval date continue to apply.

Despite the provisions of Schedule 9 to Clause 32.08, these do not apply to an application under Section 69 of the Act to extend a permit to construct or extend a development.