08/07/2021
C189yran

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ1** .

LOWER ORDER (NEIGHBOURHOOD) CONSOLIDATION AREAS: MOOROOLBARK, KILSYTH, HEALESVILLE, YARRA JUNCTION, MOUNT EVELYN, YARRA GLEN AND CHIRNSIDE PARK ACTIVITY CENTRE BUFFER AREAS

1.0 Neighbourhood character objectives

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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	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	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

Applications for multi unit development should be accompanied by an application for subdivision.

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 new development contributes to a diverse housing type which integrates respectfully into neighbourhood consolidation areas.

- Whether the development is easily accessible to services and facilities taking into account site constraints including topography.
- The avoidance of visually dominant buildings and opportunities for landscaping and the planting of mature species.

7.0 Transitional provisions

Schedule 1 to Clause 32.08 to the General Residential Zone does not apply to an application to construct 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 approved date continue to apply.

Despite the provisions of Schedule 1 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.