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# New Victorian Residential Zones 2013

## Comparing of the Old with the New

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## Introduction

Victorian Planning Minister Matthew Guy announced in July 2012 the State Government's intention to make the most significant changes to Victoria's planning zones since the introduction of the standardised Victorian Planning Provisions (VPP) over a decade ago. Those changes included the deletion of nine old zones, the introduction of five new zones and the amendment of twelve others.

Each Responsible Authority has the opportunity to allocate the new zones and to customise corresponding schedules to residential areas as they see fit. The new Schedules can restrict the number of dwellings, stipulate a maximum mandatory building height, and vary Rescode standards.

Over the following pages we look at the new General Residential Zone (GRZ), Residential Growth Zone (RGZ) and Neighbourhood Residential Zone (NRZ) and provide a detailed comparison of the new zones against the old Residential 1 Zone.

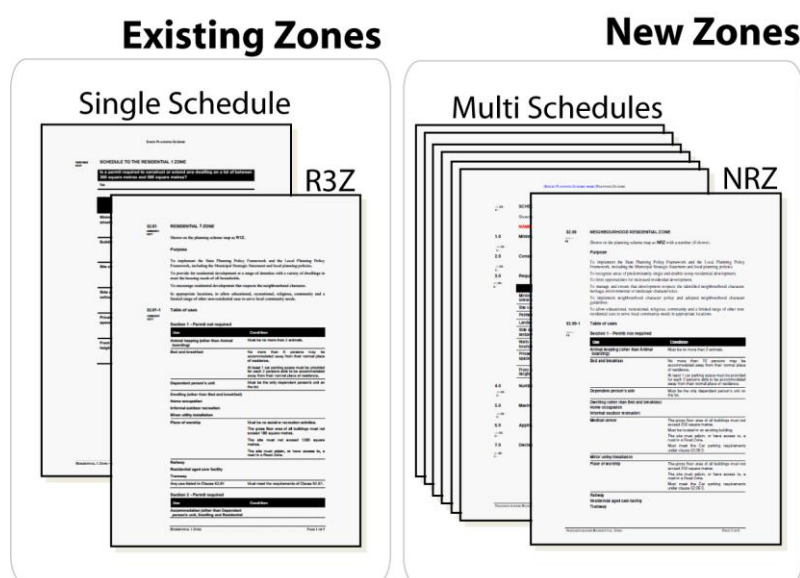
## Changes Across all Three Zones

### Multiple Schedules

The existing Residential 1, 2 and 3 Zones can only include a single schedule per municipality.

All three of the new zones (GRZ, RGZ and NRZ) can now include multiple schedules in each municipality.

This 'multi-schedule' structure will be familiar to regular VPP users and is similar to the structure used with Overlays throughout Victoria that often have numerous schedules designed to control characteristics specific to a defined geographical area.



## Overview of the Other Changes

The information contained within the new GRZ, RGZ and NRZ is generally structured in the same manner as the existing Residential 1, 2 and 3 Zones.

Small changes such as the grouping of Decision Guidelines and placement of Application Requirements at the end of the Zone have been made.

In addition, the following changes have been woven into the new zones and their respective schedules;

- New Purpose/Objectives to each zone generally encouraging greater emphasis on neighbourhood character
- Reduced restrictions on some non-residential uses already contemplated by the Residential 1 Zone
- New ability for Council to specify additional application requirements
- Increased ability to restrict development intensity including the number of dwellings, minimum lot size for a subdivision and maximum building heights
- Increased ability to alter ResCode standards using the schedules
- ResCode is now applicable to developments of four storeys when previously it had applied to developments of three storeys and less.

## Implementation of New Zones

The new GRZ, RGZ and NRZ were incorporated into the VVP in July 2013. However, Councils have 12 months to transition to the land currently affected by the R1Z, R2Z and R3Z to new zones.

The State Government has indicated that any land not transitioned out of the R1Z, R2Z and R3Z by July 1 2014 will be zone General Residential by default on that date. It is expected that after July 1 Councils will continue to alter zone allocations as well as amend and incorporate new schedules to the residential zones.

## A Word on Transitional Provisions

Permit applicants should be aware that limited transitional provisions are included in all three zones. The NRZ also includes transitional provisions exempting applicants from the mandatory height (default 8m) and maximum number of dwellings per lot (default two) provisions.

Multiple Councils are also including additional transitional provisions into the schedules these zones.

**IMPORTANTLY:** We believe an applicant may lose the right to utilise transitional provisions if they make changes to their applications after lodgement and transitional provisions contained within the schedule to a zone may not be legally enforceable. Please contact our office for more information on either of these issues.

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## **General Residential Zone Compared to Residential 1 Zone**

Over the following pages you will find an annotated version of the new General Residential Zone (GRZ) and associated Schedule. The areas highlighted yellow, and corresponding red annotations, indicate notable differences between the new General Residential Zone and old Residential 1 Zone.

## Clause 32.08 General Residential Zone

Zone can now contain multiple Schedules

Shown on the planning scheme map as **GRZ with a number** (if shown).

### Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To encourage development that respects the neighbourhood character of the area.

New objective  
Increases protection of neighbourhood character

To implement neighbourhood character policy and adopted neighbourhood character guidelines.

New objective  
Decreases support for infill development

To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.

Reworded

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

### 32.08-1

01/07/2013  
V8

### Table of uses

#### Section 1 - Permit not required

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence.  At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Home occupation	
Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres.  Must not require a permit under clause 52.06-3.  The site must adjoin, or have access to, a road in a Road Zone.
Minor utility installation	
Place of worship	The gross floor area of all buildings must not exceed 250 square metres.  The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Residential aged care facility	
Tramway	

Altered  
Increased from "6 persons"

Altered  
Medical Centre is now a conditional Section 1 use  
Previously Section 2 use

New  
Conditions for  
Section 1 Use

Altered  
Previously R1Z:  
> 180m2 max floor area  
> 1200m2 site area

Use	Condition
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

## Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)	
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Community market	
<b>Convenience restaurant</b>	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop	
Food and drink premises (other than Convenience restaurant and Take away food premises)	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship)	
Plant nursery	
Service station	<p>The site must either:</p> <ul style="list-style-type: none"> <li>Adjoin a commercial zone or industrial zone.</li> <li>Adjoin, or have access to, a road in a Road Zone.</li> </ul> <p>The site must not exceed either:</p> <ul style="list-style-type: none"> <li>3000 square metres.</li> <li>3600 square metres if it adjoins on two boundaries a road in a Road Zone.</li> </ul>
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Take away food premises	The site must adjoin, or have access to, a road in a Road Zone.

Altered  
R1Z previously included  
80m2 max floor area

Use	Condition
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

### Section 3 – Prohibited

Use
Amusement parlour
Animal boarding
Animal training
Brothel
Cinema based entertainment facility
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Office (other than Medical centre)
Retail premises (other than Community market, Convenience shop, Food and drink premises, Plant nursery)
Saleyard
Stone extraction Transport terminal Warehouse (other than Store)

## 32.08-2

01/07/2013  
V8

### Subdivision

#### Permit requirement

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

**32.08-3**01/07/2013  
V8**Construction and extension of one dwelling on a lot****Permit requirement**

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
- A lot of between 300 square metres and 500 square metres if specified in a schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
  - A lot of less than 300 square metres, or
  - A lot of between 300 and 500 square metres if specified in a schedule to this zone, and
- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

**No permit required**

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

**32.08-4**22/08/2013  
VC104**Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings****Permit requirement**

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

A permit is not required to construct one dependent person's unit on a lot.

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## Transitional provisions

Despite the amendments made to Clause 55 by Amendment VC100, Clause 55 does not apply to:

New transitional provisions to exempt 4 storey proposals from ResCode assessment.

- an application to construct or extend a development of four or more storeys made before the approval date of the planning scheme amendment that introduces those amendments into the planning scheme; and
- an application under section 69 of the Act to extend a permit to construct or extend a development of four or more storeys granted on or before the approval date of Amendment VC100.

### 32.08-5

#### Requirements of Clause 54 and Clause 55

01/07/2013  
V8

A schedule to this zone may specify the requirements of:

Standards A4 & B7 removed

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

Standards  
A6, A11, B9, B13, B18 added

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

### 32.08-6

#### Buildings and works associated with a Section 2 use

01/07/2013  
V8

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-1.

### 32.08-7

#### Maximum building height requirement for a dwelling or residential building

New:  
Ability for Council to specify a mandatory maximum building height; greater or lower than the 9m ResCode Standard.

The maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this zone.

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.
- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

If no building height is specified, the requirement set out in the relevant standard of Clause 54 and Clause 55 applies.

### 32.08-8

#### Application requirements

An application must be accompanied by the following information, as appropriate:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For residential development of five or more storeys, an urban context report and design response as required in Clause 52.35.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
  - Site shape, size, dimensions and orientation.
  - The siting and use of existing and proposed buildings.

- Adjacent buildings and uses.
- The building form and scale.
- Setbacks to property boundaries.

New Additional application requirements can be specified in Schedule

- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

New Exemption if not 'relevant'

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

### 32.08-9 Exemption from notice and review

01/07/2013  
V8

#### Subdivision

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

### 32.08-10 Decision guidelines

01/07/2013  
V8

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

All Decision Guidelines are now contained at the end of the provision.

#### General

Decision guidelines have been reworded

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of this zone.
- Any other decision guidelines specified in a schedule to this zone.

Specific additional decision guidelines can be placed in Schedule by Council

#### Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

#### Dwellings and residential buildings

Similar to R1Z requirements but now specifically articulated

- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.
- For a development of five or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004).

### Non-residential use and development

Similar to R1Z requirements but now specifically articulated

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

### 32.08-11 Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

*Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

*Check whether an overlay also applies to the land.*

*Other requirements may also apply. These can be found at Particular Provisions.*

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V.02.22102013

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## Schedule to Clause 32.08 GRZ

Zone can now contain multiple Schedules

Shown on the planning scheme map as **GRZ[number]**.

### NAME OF AREA

#### 1.0 Permit requirement for the construction or extension of one dwelling on a lot

**Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?**

Where the permit requirement for the construction or extension of one dwelling on a lot remains at 300 square metres insert "None specified"

Where the permit requirement for the construction or extension of one dwelling on a lot is changed to between 300 square metres and 500 square metres insert "[insert number] square metres"

#### 2.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Insert "None specified" or a quantitative and measurable figure/amount
<b>Site coverage</b>	A5 and B8	Insert "None specified" or a quantitative and measurable figure/amount
<b>Permeability</b>	<b>A6 and B9</b>	Insert "None specified" or a quantitative and measurable figure/amount
<b>Landscaping</b>	<b>B13</b>	Insert "None specified" or a quantitative and measurable figure/amount
<b>Side and rear setbacks</b>	A10 and B17	Insert "None specified" or a quantitative and measurable figure/amount
<b>Walls on boundaries</b>	<b>A11 and B18</b>	Insert "None specified" or a quantitative and measurable figure/amount
<b>Private open space</b>	A17	Insert "None specified" or a quantitative and measurable figure/amount
	B28	Insert "None specified" or a quantitative and measurable figure/amount
<b>Front fence height</b>	A20 and B32	Insert "None specified" or a quantitative and measurable figure/amount

Standards A4 & B7 (height) removed

New Standards A6, A9, A11, B13, B18 added

#### 3.0 **Maximum building height requirement for a dwelling or residential building**

Where no height is specified insert "None specified"

Where a height is specified insert "A building used as a dwelling or a residential building must not exceed a height of [insert number] metres"

New Ability for Council to specify a mandatory maximum building height; greater or lower than current 9m ResCode Standard.

#### 4.0

#### Application requirements

New Specific additional application requirements can be specified.

Where no application requirements are specified insert “None specified”

Where application requirements are specified insert “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:

■ “

#### 5.0

#### Decision guidelines

New Specific additional decision guidelines can be specified

Where no decision guidelines are specified insert “None specified”

Where decision guidelines are specified insert “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:

■ “

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V.02.22102013

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## **Residential Growth Zone Compared to Residential 2 Zone**

Over the following pages you will find an annotated version of the new Residential Growth Zone (RGZ) and associated Schedule. The areas highlighted yellow, and corresponding red annotations, indicate notable differences between the new Residential Growth Zone and old Residential 1 Zone.

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## Clause 32.07 Residential Growth Zone

New  
Zone can now contain  
multiple Schedule

Shown on the planning scheme map as **RGZ** with a number (if shown).

### Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

New  
Reference to four storey  
buildings

To provide housing at increased densities in buildings up to and including four storey buildings.

Reworded

To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.

New  
Reference to transitional  
zone

To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.

Removed  
Reference to 'respecting  
neighbourhood character

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

### 32.07-1

01/07/2013  
V8

### Table of uses

#### Section 1 - Permit not required

#### Animal keeping (other than Animal boarding)

Must be no more than 2 animals.

Increased from "6  
persons"

#### Bed and breakfast

No more than **10 persons** may be accommodated away from their normal place of residence.

At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.

#### Dependent person's unit

Must be the only dependent person's unit on the lot.

#### Dwelling (other than Bed and breakfast)

Food and Drink Premises  
now a conditional  
Section 1 use. Previously  
Section 2 use

#### Food and drink premises (other than Convenience restaurant, Hotel and Tavern)

The land must be located within 100 metres of a commercial zone or Mixed Use Zone and must adjoin, or have access to, a road in a Road Zone.

The land must have the same street frontage as the land in the commercial zone or Mixed Use Zone.

The leasable floor area must not exceed 100 square metres.

#### Home occupation

#### Informal outdoor recreation

Medical Centre now a  
conditional Section 1 use.  
Previously Section 2 use

#### Medical centre

The gross floor area of all buildings must not exceed 250 square metres.

#### Minor utility installation

New Conditions.  
Previously: > 180m2 max  
floor area > 1200m2 site

#### Place of worship

The gross floor area of all buildings must not exceed 250 square metres.

		The site must adjoin, or have access to, a road in a Road Zone.
	<b>Railway</b>	
	<b>Residential aged care facility</b>	
Shop now a conditional Section 1 use, previously Section 3 use.	<b>Shop (other than Adult sex bookshop and Bottle shop)</b>	<p>The land must be located within 100 metres of a commercial zone or Mixed Use Zone and must adjoin, or have access to, a road in a Road Zone.</p> <p>The land must have the same street frontage as the land in the commercial zone or Mixed Use Zone.</p> <p>The leasable floor area must not exceed 100 square metres.</p>
	<b>Tramway</b>	
	<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.
<b>Section 2 – Permit required</b>		
	<b>Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)</b>	
	<b>Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry)</b>	
	<b>Animal keeping (other than Animal boarding) – if the Section 1 condition is not met</b>	Must be no more than 5 animals.
	<b>Car park</b>	Must be used in conjunction with another use in Section 1 or 2.
	<b>Car wash</b>	The site must adjoin, or have access to, a road in a Road Zone.
	<b>Community market</b>	
	<b>Convenience restaurant</b>	The site must adjoin, or have access to, a road in a Road Zone.
	<b>Convenience shop – if the Section 1 conditions to Shop are not met.</b>	
Hotel now specifically articulated but previously captured in "Any other use" provision	<b>Hotel</b>	
	<b>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</b>	
Office now a conditional Section 2 use. Previously Section 3 use	<b>Office (other than Medical centre)</b>	<p>The land must be located within 100 metres of a commercial zone.</p> <p>The land must have the same street frontage as the land in the commercial zone.</p> <p>The leasable floor area must not exceed 250 square metres.</p>



**Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub and Place of worship)**

**Plant nursery**

**Service station**

The site must either:

- Adjoin a commercial zone or industrial zone.
- Adjoin, or have access to, a road in a Road Zone.

The site must not exceed either:

- 3000 square metres.
- 3600 square metres if it adjoins on two boundaries a road in a Road Zone.

Shop now a conditional Section 2 use. Previously Section 3 use

**Shop (other than Adult sex bookshop, Bottle shop and Convenience shop) – if the Section 1 conditions are not met**

The land must be located within 100 metres of a commercial zone or Mixed Use Zone.

The land must have the same street frontage as the land in the commercial zone or Mixed Use Zone.

**Store**

Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.

Tavern now specially articulated but previously captured in "Any other use" provision

**Tavern**

**Utility installation (other than Minor utility installation and Telecommunications facility)**

**Any other use not in Section 1 or 3**

### Section 3 – Prohibited

Adult Sex Bookshop now specially articulated but previously prohibited

**Adult sex bookshop**

**Amusement parlour**

**Animal boarding**

**Animal training**

Bottle Shop now specially articulated but previously prohibited

**Bottle shop**

**Brothel**

**Cinema based entertainment facility**

**Horse stables**

**Industry (other than Car wash)**

**Intensive animal husbandry**

**Motor racing track**

**Nightclub**

**Retail premises (other than Community market, Food and drink premises, Plant nursery and Shop)**

**Saleyard**

**Stone extraction Transport  
terminal Warehouse (other  
than Store)**

**32.07-2**

01/07/2013  
V8

**Subdivision**

**Permit requirement**

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

**32.07-3**

01/07/2013  
V8

**Construction and extension of one dwelling on a lot**

**Permit requirement**

Ability of Council to  
increase minimum lot  
size to 500m2 removed

A permit is required to construct or extend one dwelling on a lot less than 300 square metres

A development must meet the requirements of Clause 54.

**No permit required**

No permit is required to:

Removed  
Exemption from 3rd party  
notice and review for single  
dwellings

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

**32.07-4**

22/08/2013  
VC104

**Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings**

**Permit requirement**

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

A permit is not required to construct one dependent person's unit on a lot.

New transitional provisions to exempt 4 storey proposals from ResCode assessment.

### Transitional provisions

Despite the amendments made to Clause 55 by Amendment VC100, Clause 55 does not apply to:

- an application to construct or extend a development of four or more storeys made before the approval date of the planning scheme amendment that introduces those amendments into the planning scheme; and
- an application under section 69 of the Act to extend a permit to construct or extend a development of four or more storeys granted on or before the approval date of Amendment VC100.

#### 32.07-5

01/07/2013  
V8

#### Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

Standards A4 & B7 removed  
Standards A6, A11, B9, B13, B18 added

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

#### 32.07-6

01/07/2013  
V8

#### Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-1.

#### 32.07-7

#### Maximum building height requirement for a dwelling or residential building

The maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this zone.

New  
Ability for Council to specify a mandatory maximum building height;

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.
- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

New  
Default building height 13.5m  
Exemptions for existing buildings exceeding this height

If no building height is specified in a schedule to this zone, the maximum building height should not exceed 13.5 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 the height of the building should not exceed 14.5 metres.

New  
ResCode 9m height  
Standard no longer apply

This building height requirement replaces the maximum building height specified in Standard A4 in Clause 54 and Standard B7 in Clause 55.

### 32.07-8 Buildings on lots that abut another residential zone

New  
Requirement to meet ResCode  
Amenity Standards contained in  
abutting Zone, including:  
Side & Rear Setbacks, Walls on  
Boundaries, Daylight to Existing  
Windows, Overshadowing &  
Overlooking

Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone, Neighbourhood Residential Zone, or Township Zone must meet the requirements of Clauses 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.

### 32.07-9 Application requirements

An application must be accompanied by the following information, as appropriate:

New Application  
requirements specified

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For residential development of five or more storeys, an urban context report and design response as required in Clause 52.35.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
  - ☐ Site shape, size, dimensions and orientation.
  - ☐ The siting and use of existing and proposed buildings.
  - ☐ Adjacent buildings and uses.
  - ☐ The building form and scale.
  - ☐ Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

New Additional  
application requirements  
can be specified in  
Schedule

New  
'Relevant' exemption

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

### 32.07-10 Exemption from notice and review

#### Subdivision

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

### 32.07-11 Decision guidelines

All Decision Guidelines are now all contained at the end of the provision.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Decision guidelines have been reworded

#### General

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of this zone
- Any other decision guidelines specified in a schedule to this zone.

Specific additional decision guidelines can be contained in Schedule

#### Subdivision

Similar to previous requirements but now specifically articulated

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Similar to previous requirements but now specifically articulated

#### Dwellings and residential buildings

- For the construction of one dwelling on a lot, whether the development is an under-utilisation of the lot.
- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.
- For a development of five or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004).

#### Non-residential use and development

Similar to previous requirements but now specifically articulated

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

### 32.07-12 Advertising signs

01/07/2013  
V8

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

*Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

*Check whether an overlay also applies to the land.*

*Other requirements may also apply. These can be found at Particular Provisions.*

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## Schedule to Clause 32.07 RGZ

Zone can now contain multiple Schedules

Shown on the planning scheme map as **RGZ[number]**.

### NAME OF AREA

#### 1.0 Requirements of Clause 54 and Clause 55

Standards A4 & B7 (height) removed

New Standards A6, A9, A11, B13, B18 added

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Insert "None specified" or a quantitative and measurable figure/amount
<b>Site coverage</b>	A5 and B8	Insert "None specified" or a quantitative and measurable figure/amount
<b>Permeability</b>	A6 and B9	Insert "None specified" or a quantitative and measurable figure/amount
<b>Landscaping</b>	B13	Insert "None specified" or a quantitative and measurable figure/amount
<b>Side and rear setbacks</b>	A10 and B17	Insert "None specified" or a quantitative and measurable figure/amount
<b>Walls on boundaries</b>	A11 and B18	Insert "None specified" or a quantitative and measurable figure/amount
<b>Private open space</b>	A17	Insert "None specified" or a quantitative and measurable figure/amount
	B28	Insert "None specified" or a quantitative and measurable figure/amount
<b>Front fence height</b>	A20 and B32	Insert "None specified" or a quantitative and measurable figure/amount

#### 2.0 Maximum building height requirement for a dwelling or residential building

New Ability for Council to specify a mandatory maximum building height; greater or lower than 13.5m default contained in Zone

Where no height is specified insert "None specified"

Where a height is specified insert "A building used as a dwelling or a residential building must not exceed a height of [insert number] metres"

#### 3.0 Application requirements

New Specific additional application requirements can be specified

Where no application requirements are specified insert "None specified"

Where application requirements are specified insert "The following application requirements apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

#### 4.0 Decision guidelines

New Specific additional decision guidelines can be specified

Where no decision guidelines are specified insert "None specified"

Where decision guidelines are specified insert "The following decision guidelines apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

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1.0

## Neighbourhood Residential Zone Compared to Residential 3 Zone

Over the following pages you will find an annotated version of the new Neighbourhood Residential Zone (NRZ) and associated Schedule. The areas highlighted yellow, and corresponding red annotations, indicate notable differences between the new Neighbourhood Residential Zone and old Residential 1 Zone.

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## Clause 32.09 Neighbourhood Residential Zone

Zone can now contain multiple Schedules

Shown on the planning scheme map as **NRZ** with a number (if shown).

### Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To recognise areas of predominantly single and double storey residential development.

New much greater emphasis on protecting neighbourhood character

To limit opportunities for increased residential development.

To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

To implement neighbourhood character policy and adopted neighbourhood character guidelines.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

### 32.09-1 Table of uses

#### Section 1 - Permit not required

Use	Condition
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than 2 animals.
<b>Bed and breakfast</b>	<p>No more than <b>10 persons</b> may be accommodated away from their normal place of residence.</p> <p>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</p>
<b>Dependent person's unit</b>	Must be the only dependent person's unit on the lot.
<b>Dwelling (other than Bed and breakfast)</b>	
<b>Home occupation</b>	
<b>Informal outdoor recreation</b>	
<b>Medical centre</b>	<p>The gross floor area of all buildings must not exceed 250 square metres.</p> <p>Must be located in an existing building.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p> <p>Must not require a permit under clause 52.06-3.</p>
<b>Minor utility installation</b>	
<b>Place of worship</b>	<p>The gross floor area of all buildings must not exceed 250 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p>

Increased from "6 persons"

Medical Centre now a conditional Section 1 use. Previously Section 2 use Note conditions

New Conditions. Previously: > 180m2 max floor area > 1200m2 site

Use	Condition
	Must not require a permit under clause 52.06-3.
Railway	
Residential aged care facility	
Tramway	
Any use listed in clause 62.01	Must meet the requirements of Clause 62.01.

## Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)	
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Community market	
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop	The leasable floor area must not exceed 80 square metres.
Food and drink premises (other than Convenience restaurant and Take away food premises)	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub and Place of worship)	
Plant nursery	
Service station	<p>The site must either:</p> <ul style="list-style-type: none"> <li>Adjoin a commercial zone or industrial zone.</li> <li>Adjoin, or have access to, a road in a Road Zone.</li> </ul> <p>The site must not exceed either:</p> <ul style="list-style-type: none"> <li>3000 square metres.</li> <li>3600 square metres if it adjoins on two boundaries a road in a Road Zone.</li> </ul>

Use	Condition
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Take away food premises	The site must adjoin, or have access to, a road in a Road Zone.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

### Section 3 – Prohibited

Use
Amusement parlour
Animal boarding
Animal training
Brothel
Cinema based entertainment facility
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Office (other than Medical centre)
Retail premises (other than Community market, Convenience shop, Food and drink premises and Plant nursery)
Saleyard
Stone extraction Transport terminal Warehouse (other than Store)

### 32.09-2

22/08/2013  
VC104

### Subdivision

#### Permit requirement

A permit is required to subdivide land.

New Ability for Council to specify a minimum lot size for subdivision

Note: exemptions for previously approved development

A schedule to this zone may specify a minimum lot size to subdivide land. Each lot must be at least the area specified for the land, except where an application to subdivide land is made to create lots each containing an existing dwelling or car parking space, where an application for the existing dwelling or car parking space was made or approved before the approval date of the planning scheme amendment that introduced this clause 32.09 into the planning scheme.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

**32.09-3****Number of dwellings on a lot**

New Ability for Council to specify a maximum number of dwellings per lot  
Default number is two

The number of dwellings on a lot must not exceed the number specified in a schedule to this zone. If no number is specified, the number of dwellings on a lot must not exceed two.

**Transitional provisions**

Transitional Provisions exempt applications lodged before incorporation of new zones from maximum of two dwellings per lot (or schedule maximum). PLEASE NOTE: potential implications of amending an application via Sec 50 or 50A

Clause 32.09-3 does not apply to an application to construct two or more dwellings on a lot made before the approval date of the planning scheme amendment that introduced this clause 32.09 into the planning scheme.

**Construction and extension of one dwelling on a lot**

01/07/2013  
V8

**Permit requirement**

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
- A lot of less than the lot size specified in a schedule to this zone.

New Council can specify any lot size for which a planning permit is required to construct or extend one dwelling on a lot

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
  - A lot of less than 300 square metres, or
  - A lot of less than the lot size specified in a schedule to this zone, and
- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

**No permit required**

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

**32.09-5**  
22/08/2013  
VC104

## **Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings**

### **Permit requirement**

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55.

A permit is not required to construct one dependent person's unit on a lot.

Transitional Provisions exempt four story + applications lodged before incorporation of new zones from (CI55) Rescode Standards

### **Transitional provisions**

Despite the amendments made to Clause 55 by Amendment VC100, Clause 55 does not apply to:

- an application to construct or extend a development of four or more storeys made before the approval date of the planning scheme amendment that introduces those amendments into the planning scheme; and
- an application under section 69 of the Act to extend a permit to construct or extend a development of four or more storeys granted on or before the approval date of Amendment VC100.

**32.09-6**  
01/07/2013  
V8

## **Requirements of Clause 54 and Clause 55**

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

Standards A4 & B7 removed with building height now specified in the zone provisions below

Standards A6, A11, B9, B13, B18 added to Schedule

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

**32.09-7**  
01/07/2013  
V8

## **Buildings and works associated with a Section 2 use**

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-1.

**32.09-8**

## **Maximum building height requirement for a dwelling or residential building**

The maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this zone. If no

New  
Ability for Council to  
specify a mandatory  
maximum building  
height.

building height is specified, the height of a building must not exceed 8 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 the height of the building must not exceed 9 metres.

Default building height  
8m

This does not apply to:

ResCode 9m height  
Standard no longer  
applies.

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

Exemptions for existing  
buildings exceeding this  
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.

### Transitional provisions

Transitional Provisions  
exempt applications lodged  
before incorporation of new  
zones from 8m (or  
scheduled) height limi.  
PLEASE NOTE: potential  
implications of amending an  
application via Sec 50 or 50A

Clause 32.09-8 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 clause 32.09 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.

### 32.09-9 Application requirements

01/07/2013  
V8

New Application  
requirements specified

An application must be accompanied by the following information, as appropriate:

- For a residential development, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.

- For an application for subdivision, a site and context description and design response as required in Clause 56.

- Plans drawn to scale and dimensioned which show:

- Site shape, size, dimensions and orientation.

- The siting and use of existing and proposed buildings.

- Adjacent buildings and uses, including siting and dimensioned setbacks.

- The building form and scale.

- Setbacks to property boundaries.

- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.

New Additional application  
requirements can be  
specified in Schedule

- Any other application requirements specified in a schedule to this zone.

New 'relevant' exemption

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

**32.09-10 Exemption from notice and review****Subdivision**

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

**32.09-11 Decision guidelines**

01/07/2013  
v8

All Decision Guidelines  
are now contained at the  
end of the provision

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

**General**

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of this zone.
- Any other decision guidelines specified in a schedule to this zone.

Specific additional  
decision guidelines can  
be contained in Schedule

**Subdivision**

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Similar to previous  
requirements but now  
specifically articulated

**Dwellings and residential buildings**

- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.

**Non-residential use and development**

Similar to previous  
requirements but now  
specifically articulated

**In the local neighbourhood context:**

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

### **32.09-12 Advertising signs**

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

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## Schedule to Clause 32.09 NRZ

Zone can now contain multiple Schedules

Shown on the planning scheme map as **NRZ[number]**.

### NAME OF AREA

#### 1.0

#### Minimum subdivision area

New Ability for Council to specify minimum lot size for subdivision

Where the minimum lot size for subdivision is not specified insert “None specified”

Where the minimum lot size for subdivision is specified insert “The minimum lot size for subdivision is [insert number] square metres”

#### 2.0

#### Permit requirement for the construction or extension of one dwelling on a lot

New Ability for Council to specify minimum lot size permit trigger for one dwelling on a lot

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	Insert “None specified” or “[insert number] square metres”
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	Insert “None specified” or “[insert number] square metres”

#### 3.0

#### Requirements of Clause 54 and Clause 55

Standards A4 & B7 (height) removed New

Standards A6, A9, A11, B13, B18 added

Standard		Requirement
Minimum street setback	A3 and B6	Insert “None specified” or a quantitative and measurable figure/amount
Site coverage	A5 and B8	Insert “None specified” or a quantitative and measurable figure/amount
Permeability	A6 and B9	Insert “None specified” or a quantitative and measurable figure/amount
Landscaping	B13	Insert “None specified” or a quantitative and measurable figure/amount
Side and rear setbacks	A10 and B17	Insert “None specified” or a quantitative and measurable figure/amount
Walls on boundaries	A11 and B18	Insert “None specified” or a quantitative and measurable figure/amount
Private open space	A17	Insert “None specified” or a quantitative and measurable figure/amount
	B28	Insert “None specified” or a quantitative and measurable figure/amount
Front fence height	A20 and B32	Insert “None specified” or a quantitative and measurable figure/amount

#### 4.0

#### Number of dwellings on a lot

New Ability for Council to specify maximum number of dwellings per lot. Default is two

Where the number of dwellings on a lot is not specified insert “None specified”

Where the number of dwellings on a lot is specified insert “The number of dwellings on a lot must not exceed [insert number]”

## 5.0

### Maximum building height requirement for a dwelling or residential building

New Ability for Council to specify a mandatory maximum building height; greater or lower than 8m default contained in Zone

Where no height is specified insert “None specified”

Where a height is specified insert “A building used as a dwelling or a residential building must not exceed a height of [insert number] metres”

## 6.0

### Application requirements

New Specific additional application requirements can be specified

Where no application requirements are specified insert “None specified”

Where application requirements are specified insert “The following application requirements apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

■ ”

## 7.0

### Decision guidelines

New Specific additional decision guidelines can be specified

Where no decision guidelines are specified insert “None specified”

Where decision guidelines are specified insert “The following decision guidelines apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

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