

INCREMENTAL CHANGE AREA REVIEW

March 2015



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INCREMENTAL CHANGE AREA REVIEW 2015

Introduction

Recent zone reform implemented by the State Government has provided an opportunity for Council to clearly identify the preferred location for conventional, medium and high density housing. Three new residential zones have been introduced into the Victorian planning system consisting of the General Residential, Neighbourhood Residential and Residential Growth Zone.

Council officers undertook a Residential Zone Review which looked at the purpose of each new zone and sought to apply them in the locations which best reflected Council's adopted Increased Housing Diversity Strategy 2007 and Council's Municipal Strategic Statement. This review formed the basis of Amendment C300 to the Greater Geelong Planning Scheme which was gazetted on 13 November 2014.

In considering amendment C300 it was identified through submissions, that there were locations across the municipality that potentially had a more refined garden character, but were not zoned to reflect this. Council, when adopting amendment C300 recommended that additional further work be undertaken to identify locations that exhibited a garden character and therefore areas where incremental change would take place. Clause 21.06-6 of the Municipal Strategy Statement identifies the need to *undertake further work to review the implementation of areas identified for incremental change in the Housing Diversity Strategy, to consider the application of General Residential Zone Schedule 2.*

This report has reviewed the existing General Residential Zone Schedule 1 (GRZ1) to determine whether there are new areas where the General Residential Zone Schedule 2 (GRZ2) would more accurately reflect the characteristics of the area.

Background to Review

In 2007 Council engaged David Lock and Associates to develop a housing strategy for the City of Greater Geelong (COGG). The recommendations of the Housing Diversity Strategy (HDS) were incorporated into the Greater Geelong Planning Scheme (GGPS) through amendment C129.

The HDS identified three development fronts to deliver housing diversity across Geelong;

- Key Development Areas; being large existing and future development areas that have the potential to accommodate significant amounts of new medium and higher density housing, including mixed use development;
- Increased Housing Diversity Areas; being areas where a mix of high, medium and conventional density housing will be encouraged, with the density of development being highest within the commercial core of the area and lower at the edge of the area; and
- Incremental Change Areas; being residential areas where the majority of new development will be in keeping with Geelong's traditional suburban character.

The incremental change areas were originally identified as all areas **not** identified as either Key Development Areas or Increased Housing Diversity Areas. It was proposed to rezone incremental change areas to the Residential 3 Zone (now known as the GRZ2).

The Planning Panel appointed to consider amendment C129 was critical of the way the Residential 3 zone was to be applied.

"It seems to us that the Residential 3 zoning is trying to do two things: Identify the areas for IHD or Key Development (by zoning the areas not within these areas), and Apply neighbourhood character controls.

The first task does not imply the second. Such controls should only be applied to those areas where they are properly justified. We do not think that the way the Residential 3 areas have been chosen (as the areas left over from the IHD areas) justifies the proposed controls."

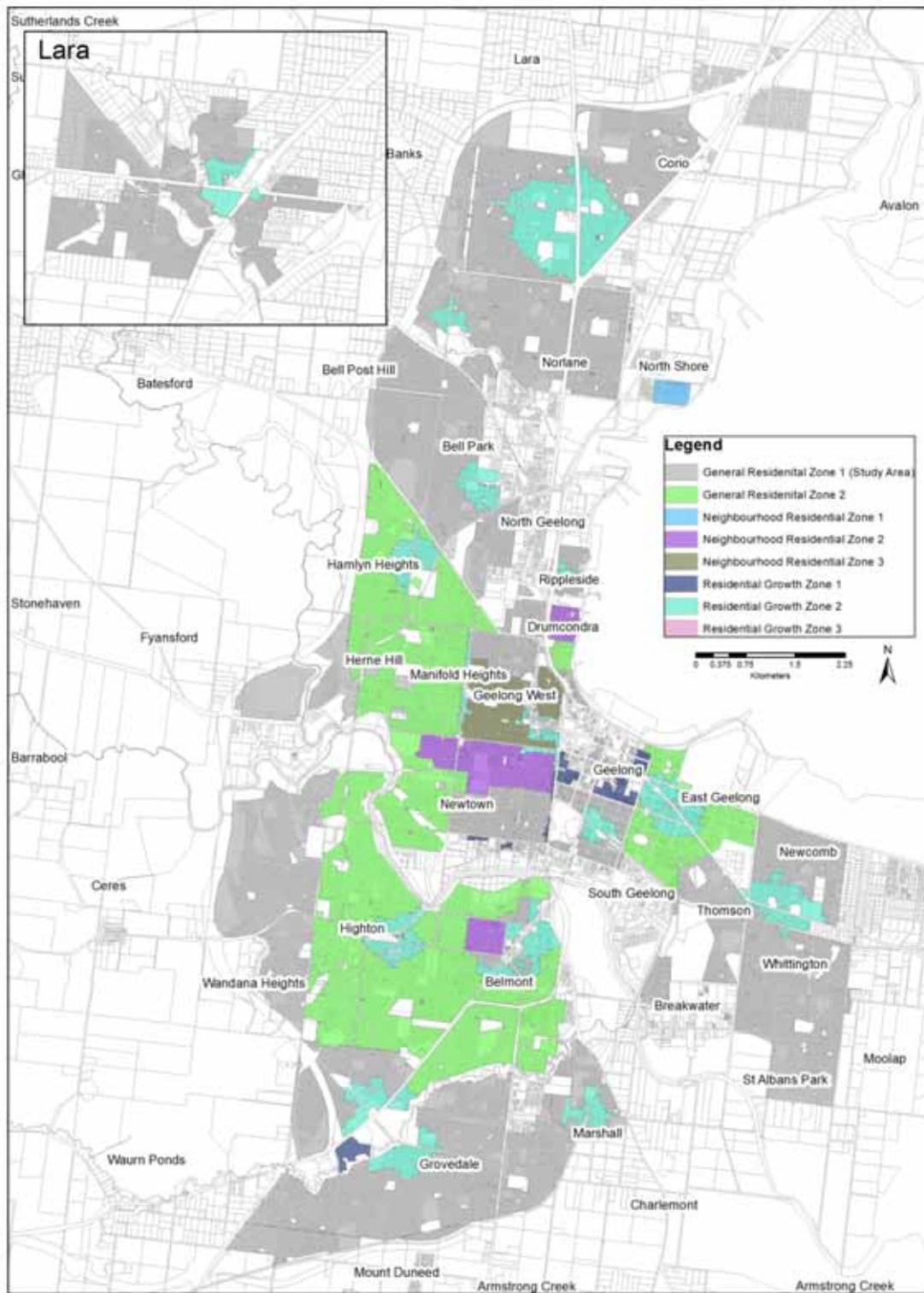
We also think that if the justification is primarily on character grounds then boundaries should more logical following character area boundaries Identified in the Neighbourhood Character study. The application of character controls should relate to the character precinct boundaries and earlier character work that Council has carried out."

Council did not concur with the panel recommendations and requested that the Minister for Planning apply the Residential 3 Zone to all incremental change areas, with the exception of Geelong West, Newtown, Manifold Heights and Point Lonsdale and other smaller site specific locations across Geelong which at the time were subject to other reviews.

The Minister for Planning did not apply the Residential 3 Zone as adopted by Council, but restricted the application to areas exhibiting a more defined garden character.

Figures 1 and 2 shows the location of residential zoned land in Geelong including the GRZ1 study area.

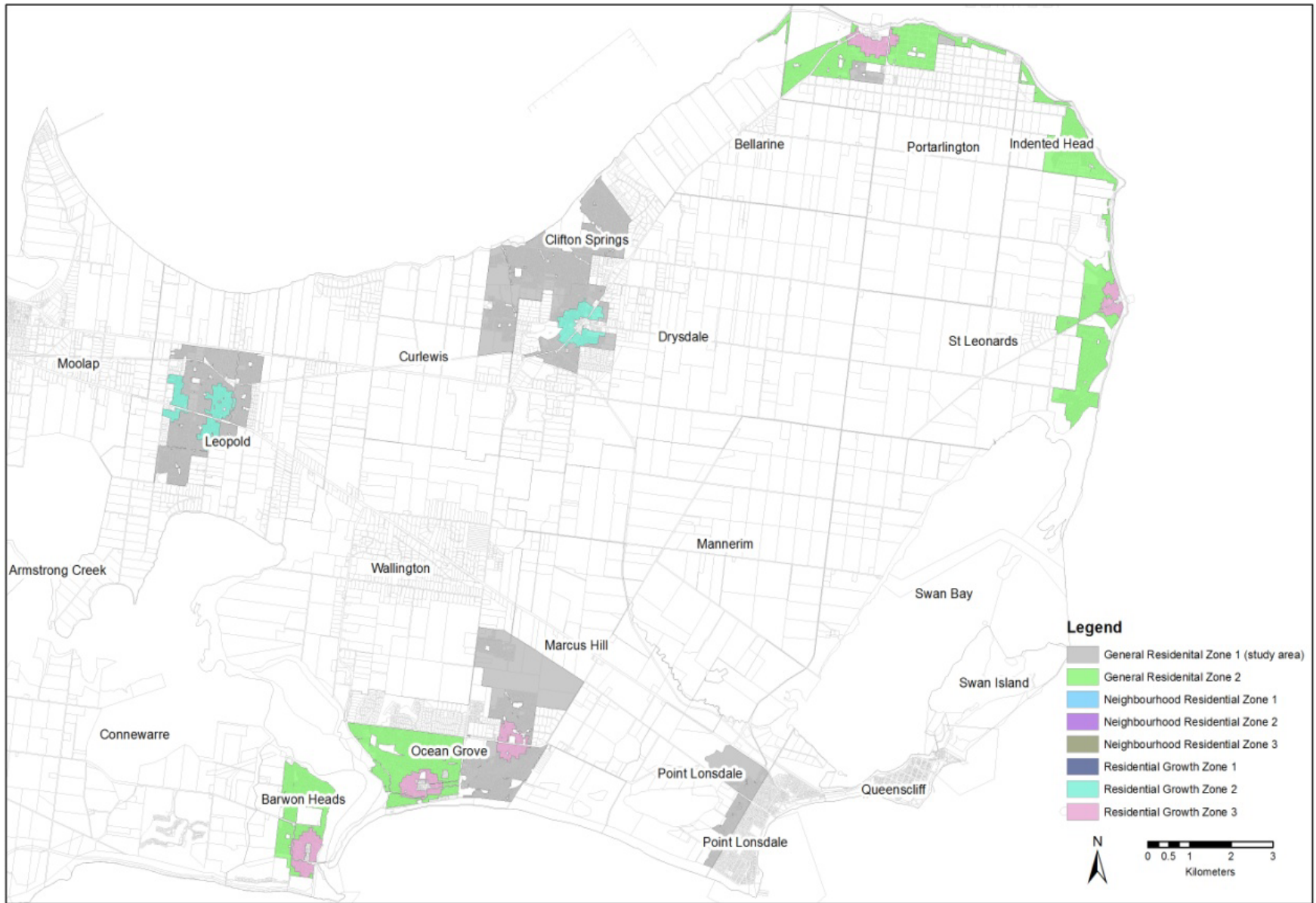
Figure 1 – Location of the Residential Zoned Land



Location of Residential Zoned Land - Urban Geelong

Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong, Barwon Water or the State of Victoria in its use.





Location of Residential Zoned Land - Bellarine Peninsula

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Comparison of the Schedules to the General Residential Zone

Within the City of Greater Geelong the General Residential Zone has two schedules. Council's Housing Diversity Strategy forms the policy basis to support where each schedule has been applied. A schedule allows for certain planning application requirements to be varied from the standard requirements. In relation to the General Residential Zone this generally allows for variations to the standard Clause 54 and 55 (Rescode) requirements.

Schedule 1 is the default schedule it does not vary any of the planning application requirements.

Schedule 2 was been applied to areas where only incremental change is expected to occur. This schedule varies application requirements relating to the size of open space, landscaping, building height and subdivision. These variations seek to ensure the scale and space around new buildings is in keeping with the garden character of these suburbs.

A copy of the General Residential Zone and the two schedules can be found at Appendix 1.

Methodology

This review reassessed the existing GRZ1 land within the municipality to determine if there are areas which have a defined garden character. Where areas are considered to have a garden character this report recommends that the areas are rezoned to GRZ2 to accommodate only moderate residential growth.

The review excluded existing General Residential Zone 2 land, areas within an Increased Housing Diversity Area and where the land was used for school or recreation purpose. Land within the suburbs of Geelong West, Newtown, and Manifold Heights have also been excluded from this review as a change to the zoning of these suburbs was assessed as part of Amendment C300.

Stage 1 Assessment

Criteria used to establish a garden character

The City of Greater Geelong does not have a definition of what is meant by the term 'garden character.' However the term garden character is acknowledged within Council's Municipal Strategic Statement at Clause 21.06-4 Neighbourhood Character. Garden character is considered to form part of an areas neighbourhood character.

The original recommendations of the HDS to define incremental change areas were not based on establishing that an area had a garden character. The C129 Panel Report and then Planning Minister introduced the concept of 'garden character' to support the inclusion or exclusion of the incremental change areas identified in Council's HDS.

A desktop review of the study area was undertaken to establish what criteria or elements an area needed to possess to be considered to have a garden character. It was considered that there were five elements that contributed towards an area having a garden character.

The information was sourced from Council's GIS database and the State Government's Housing Development Data. The data was mapped to allow for a comparison across each suburb within the GRZ1. For an area to be considered to have potential garden character, it would need to exhibit at least three of the five elements.

The elements were:

Building age – construction pre 1965's

The suburbs which have been developed pre 1965 are well established, often with smaller housing footprints. In these locations there is generally space surrounding houses which have allowed for the planting of gardens and buildings to be setback from property boundaries.

Appendix 2 is a map showing the age of buildings across the municipality.

Housing Development Data 2005-2012.

The State Government prepared the Housing Development Data Report March 2012 for Greater Geelong. This report identifies the location and number of new housing developments that occurred from 2005 to 2012. This data has been mapped to establish where within the municipality there have been development pressures for medium density housing.

Appendix 3 is a map showing housing development between 2005 and 2012.

Lot size – between 500 and 800 sqm;

A review of all housing development data between 2005-2012 for Greater Geelong revealed that a total of 9161 dwellings were approved. 843 of these were applications for multiple dwellings (2 or more). 409 or 48.5 % of these were approved on lots between 500-800m². It is considered that lots between 500 and 800m² occupied by a single dwelling generally have a spacious garden setting which could be impacted upon by the development of multiple dwellings

Note: 58.2% or 51573 lots within all of Greater Geelong are between 500-800m².

Appendix 4 is a map showing the location of lots between 500 and 800sqm

Site coverage – less than 30%

Areas with low site coverage generally have space surrounding dwellings which has allowed for the planting of gardens and buildings to be setback from property boundaries. The average site coverage across land zoned GRZ1 is 32 %

Appendix 5 is a map showing site coverage across the municipality.

Street tree density – greater than 9 trees per hectare

Street trees add significant appeal to areas where they are present particularly in locations where they are well established. Street trees can add to the garden character of an area.

Appendix 6 is a map showing street tree density across the municipality

From this initial assessment 75 areas were identified as exhibiting garden character elements. Appendix 7 shows the locations of these further investigation areas.

Stage 2 – Further Investigation Areas

To further refine whether these areas had a garden character a site visit to each area was undertaken. During the site visits the following characteristics were observed;

- Setting or space around buildings, providing an opportunity for planting.
- On site vegetation or an established garden was present
- Condition and appearance of buildings including the approximate age of the buildings
- Presence of a nature strip and footpath.
- Confirmation of street tree planting, new or recently established plantings.

For an area to have garden character it would need to exhibit all of the above elements. From the site visits it was determined that there were 4 areas which exhibited a garden character. The observations from the site visits are explained in more detail below:

Bell Post Hill

The Bell Post Hill further investigation area is located to the north of Central Geelong between the Geelong Ring Road and Anakie Road. The area is characterised by a mixture of brick and weatherboard dwellings on allotments predominantly between 500 and 800 square metres. The majority of dwellings were constructed pre 1965 and this is reflective in the overall size of buildings and the style of dwellings present on lots.

The site coverage of the majority of properties is low and buildings are often offset from both side boundaries. Garaging is located at the rear of properties or not present at all. Carports appear to be common and are located to the side of dwellings. Many of the dwellings in the area are elevated to take advantage of the views towards Corio Bay or the You Yang's.

The area has a significant number of street trees which add to the visual appeal of the area. Properties also have established gardens of a modest scale with a combination of lawn, trees and small shrubs. Front gardens are generally well maintained and add significantly to the appearance and character of the areas. Footpaths are generally present on both sides of a street.

Buildings appear to be in good condition with some infill development occurring including multi dwelling developments.

North Geelong

The North Geelong further investigation area is located between Thompson Road to the west, Kerr Street to the north, Kildare Street to the east and Victoria Street to the South. The area is characterised by a mixture of brick and weatherboard dwellings predominantly on allotments between 500 and 800 square metres. The majority of dwellings were constructed pre 1965 and this is reflective in the overall size of buildings and the style of dwellings present on lots.

The site coverage of the majority of properties is low and buildings are often offset from both side boundaries. Garaging is located at the rear of properties or not present at all. Carports appear to be common and are located to the side of dwellings.

The area has a significant number of street trees which add to the visual appeal of the area. The appearance of street trees appears more prominent as a result of the length of the north-south streets. Properties also have established gardens of a modest scale with a combination of lawn, trees and small shrubs. Front gardens are generally well maintained and add significantly to the appearance and character of the areas. Footpaths are generally present on both sides of a street.

Buildings appear to be in good condition with some infill development occurring including multi dwelling developments.

Newcomb

The Newcomb further investigation area is located between Boundary Road to the west, Portarlington Road to the north, Helms Street to the East and the Residential Growth Zone land to the south. The area consists of a mixture of brick and weatherboard dwellings on allotments predominantly between 500 and 800 square metres. The majority of dwellings were constructed pre 1965 and this is reflective in the overall size of buildings and the style of dwellings present on lots.

The site coverage of the majority of properties is low and buildings are often offset from both side boundaries. Garaging is located at the rear of properties or not present at all. Carports appear to be common and are located to the side of dwellings.

The area has established street trees although not as many as the other identified further investigation areas, the trees still add to the visual appeal of the area. Properties also have established gardens of a modest scale with a combination of lawn, trees and small shrubs. Front gardens are generally well maintained and add significantly to the appearance and character of the areas. Footpaths are generally located on both sides of a street.

Buildings appear to be in poor to good condition with some infill development occurring including multi dwelling construction. There is a visual change in the appearance and condition of housing between the east and west sides of Wilsons Road. This is likely to be a result of a larger concentration of older housing stock (pre 1965) being present on the eastern side of Wilsons Road.

Point Lonsdale

The Point Lonsdale further investigation area is located in the south eastern tip of the municipality. Point Lonsdale is a sea side township which was mainly developed during the 1990's. The area is characterised by a mixture of brick and weatherboard dwellings set amongst coastal vegetation. There are no footpaths within the area and street tree planting often mixes with plantings on private property. This mix helps to create a coastal setting within the surrounding area.

The site coverage of the area is relatively low however newer dwellings tend to be larger and located on smaller lots. In Pt Lonsdale garaging tends to be attached to dwellings although dwellings are still setback from one or more boundaries.

Dwellings appear to be in good condition with some infill development occurring including multi dwelling developments.

A map showing the location of the 4 areas is at appendix 8.

Policy Context

There is State and Local Planning Policy support to zone land in accordance with Council's housing strategies and preferred direction for growth. This review is supported by the following State and Local Planning Policies.

State Planning Policy Framework

Clause 11 Settlement

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Clause 11.02-1 Supply of urban land

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies

- Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.
- Ensure that sufficient land is available to meet forecast demand.
- Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

- Planning for urban growth should consider:
 - Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
 - Neighbourhood character and landscape considerations.
 - The limits of land capability and natural hazards and environmental quality.
 - Service limitations and the costs of providing infrastructure.
- Monitor development trends and land supply and demand for housing and industry. Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.
- Restrict low-density rural residential development that would compromise future development at higher densities.

Clause 11.05-1 Regional settlement networks

To promote the sustainable growth and development of regional Victoria through a network of settlements identified in the Regional Victoria Settlement Framework plan.

Strategies

Deliver networks of high-quality settlements by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Balancing strategic objectives to achieve improved land-use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.

Clause 11.05-2 Melbourne's hinterland areas

To manage growth in Melbourne's hinterland, the area immediately beyond Metropolitan Melbourne and within 100 kilometres of the Melbourne's Central City.

Strategies

- Maintain the attractiveness and amenity of hinterland towns.
- Strengthen and enhance the character and identities of towns.

Clause 11.05-5 Coastal settlement

To plan for sustainable coastal development.

Strategies

Support a network of diverse coastal settlements which provides for a broad range of housing types, economic opportunities and services.

Clause 16 Housing

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Strategies

- Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities.

Clause 16.01-4 Housing diversity

To provide for a range of housing types to meet increasingly diverse needs.

Strategy

Encourage the development of well-designed medium-density housing which:

- Respects the neighbourhood character.
- Improves housing choice.
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing.

Clause 15 Built environment and heritage

Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Clause 15.01-5 Cultural identity and neighbourhood character

To recognise and protect cultural identity, neighbourhood character and sense of place.

Strategies

- Ensure development responds and contributes to existing sense of place and cultural identity.
- Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.
- Ensure development responds to its context and reinforces special characteristics of local environment and place by emphasising:
 - The underlying natural landscape character.
 - The heritage values and built form that reflect community identity.
 - The values, needs and aspirations of the community.

Local Planning Policy Framework

Clause 21.02 City of Greater Geelong Sustainable Growth Framework

Managing Urban Growth

Council will:

- Set clear settlement boundaries and consolidate development within those boundaries in a managed way.
- Encourage diversity in all communities.

Clause 21.06 Settlement and Housing

Clause 21.06-2 Urban growth

To improve housing affordability through the maintenance of appropriate urban land supplies, the promotion of competition in the housing market and the development of a diverse range of well located housing stock.

Clause 21.06-3 Urban consolidation

- To provide for the consolidation of existing urban areas in a managed way.
- To encourage an appropriate range of development densities.
- To improve accessibility to urban services.
- Manage urban consolidation and housing change across the municipality, by:
- Accommodating medium and high density housing in Key Development Areas (as defined by the maps included in this clause).
- Maximising opportunities for housing within Increased Housing Diversity Areas (as defined in Clause 22.63 Increased Housing Diversity Areas) by accommodating;
- high density housing in the activity centres consistent with their primary commercial and retail role; and
- medium density housing in residential areas with more intensive development being located closest to the core of activity centres.
- Supporting appropriate medium density housing in the General Residential Zone (Schedule 1) areas.
- Providing for incremental change in the General Residential Zone (Schedule 2) areas.
- Limiting change in the Neighbourhood Residential Zone areas.

Clause 21.06-4 Neighbourhood character

- To manage the impact of urban change on existing neighbourhoods.
- To ensure that new development responds to the existing neighbourhood character.
- To protect areas with a significant garden character.
- To protect areas with views to significant landscape features.

Strategies

- Ensure that development is responsive to the established character of the area.
- Support appropriate medium density housing that respects the existing neighbourhood character in the General Residential Zone areas.

Response to State and Local Planning Policy

The introduction of additional GRZ2 land will improve housing diversity within the municipality. It will provide clear policy direction regarding Council's preferred location for different types of housing particularly medium density housing. The rezoning of land will help to protect the existing garden character of established suburbs. The use of the GRZ2 zone will ensure that where new multi dwelling development occurs there is a requirement to provide a more spacious setting helping to protect the existing garden character of these areas.

Discussion

This review determined that 4 of the 75 review areas exhibit a garden character. These areas include Bell Post Hill, North Geelong, Newcomb and Pt Lonsdale. Within these areas there are approximately 4330 lots which are recommended to be rezoned from GRZ1 to GRZ2.

Amendment C129 Panel Recommendations

The C129 Panel report makes reference to using Council's Residential Character Precinct Brochures to help establish areas that have a garden character. Amendment C300 removed the reference to these brochures from the planning scheme as they were considered out of date and too generic to provide assistance in establishing the character of an area.

Garden Character

The determining factors when considering whether land should be zoned GRZ1 or GRZ2 is the presence of a garden character as indicated in the C129 Panel Report and subsequent Ministerial approval process. From a desktop review and site visits of the 75 areas it was considered that garden character was made up of a number of features including;

- Space around buildings including buildings being offset from property boundaries.
- Street appeal i.e. presence of street trees and nature strips
- Lack of garaging or garaging being sited at the rear.
- Small building footprints resulting in low site coverage.
- Mature private gardens
- Environmental factors including retention of existing vegetation.

Overall it was determined that these features tend to be present in the older more established areas of Urban Geelong. The exception to this is Point Lonsdale, which due to its sensitive coastal location has resulted in more site responsive dwelling development in keeping with the environmental characteristics of the area.

These features are different to those that create a heritage precinct. This review has not placed an emphasis on the architectural or historical background to the development of an area. There has also been no consideration given to the dwelling style or type, a contiguous construction era or historical subdivision pattern that is often critical in establishing the heritage significance of an area.

Use of the General Residential Zone 2

A key objective of the General Residential Zone is to protect the neighbourhood character of an area. Landscape character forms part of an area's neighbourhood character. The areas where the GRZ2 is to be applied have been identified within this review as having a more prominent garden character than other locations across Greater Geelong. The GRZ2 is considered to be the most appropriate zone to apply to these areas. This zone supports incremental growth and seeks through variations to the zone schedule to provide opportunities to protect and build upon

the garden character of these areas. This approach is consistent with the application of the GRZ2 through the C300 amendment process.

Reformed Zones and Impact on Housing Supply

Recent zone reform has provided more certainty to the development industry and the wider community about where Council is seeking different forms of housing. Changes to Clause 21.06 of Council's Municipal Strategic Statement, zone objectives, and the introduction of new zone schedules give policy support to encourage higher density development within and around activity centres and lower densities away from these centres. It is envisaged that over time the density of housing will increase in accordance with the new zoning provisions.

The introduction of additional GRZ2 land will not significantly impact on the ability of Council to meet housing demand or housing choice across the municipality. Urban Geelong (excluding the Bellarine Peninsula) will need to accommodate an additional 1667 dwellings per annum till 2031¹. The majority of this demand will be met within the Armstrong Creek, Lara and Fyansford Residential Growth Areas with the remainder being infill development. The introduction of additional GRZ2 land will not result in a reduced number of infill development opportunities within the existing suburbs of Geelong. The changes to zoning controls have strengthened policy support for higher density development within other parts of Geelong.

Within the existing General Residential Zone 1 study area there were 9161 lots developed with new housing between 2005 and 2012. A total of 5077 of these lots (55%) were between 500 and 800sqm in area. A large proportion of lots in the size range (5042 lots or 99.7%) were developed with up to two dwellings. 4621 (91%) of these lots were developed with 1 dwelling. This data indicates that within Greater Geelong lots of between 500 and 800 sqm generally support development of up to two dwellings.

There are 3,428 lots (85.7%) within proposed GRZ2 areas that are between 500 and 800sqm. It is not anticipated that there would be a significant change to the number of dwellings developed on a lot within the GRZ2, when compared to the development densities achieved in the past. There may be a reduction in the size of a building footprint as a result of the requirement for larger open space areas, but this is not considered significant enough to result in a reduced number of dwellings. It is therefore anticipated that the level of dwelling density previously experienced within these areas would be likely to continue within the GRZ2. Higher densities may be achieved if it can be demonstrated that development meets the variations contained within the schedule to the GRZ2.

Recommendations

It is recommended that a planning scheme amendment be undertaken to rezone the four garden character areas identified in the map at appendix 8, known as Bell Post Hill, North Geelong, Newcomb and Point Lonsdale to be GRZ22. Existing planning policy is sufficient to support incremental growth in these locations and therefore there is no requirement to make changes to the Municipal Strategic Statement.

Conclusion

This review finalises the application of the reformed residential zones into the Greater Geelong Planning Scheme by implementing the further work requirement to undertake this review at Clause 21.06-6 of Council's Municipal Strategic Statement. The review also seeks to implement the recommendations of the C129 panel report and respond to submissions received as part of the C300 amendment process. The recommendations of this review will provide clear policy direction for the community and development industry about the preferred location for conventional, medium and high density housing. This review has established criteria to define

¹ Residential Land Supply Monitoring Project - G21 Region (Geelong) Oct 2013 Final

what is meant by the term 'garden character' within the City of Great Geelong. The garden character of the four proposed incremental change areas will be protected and enhanced through the addition of stringent application requirements which will require additional space to be provided around dwellings allowing for planting and buildings to be setback from property boundaries. The recommendations of the review are supported by State and Local Planning Policy and will help to protect the neighbourhood character of areas which have an identified garden character.

APPENDIX 1 – GENERAL RESIDENTIAL ZONE

32.08-1
GENERAL RESIDENTIAL ZONE
 Shows on the planning scheme map as GRZ, R1Z, R2Z or R3Z 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.
 To implement neighbourhood character policy and adopt neighbourhood character guidelines.
 To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.
 To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

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 (or 2) rooms must be provided for each 2 persons who 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 200 square metres. Must not require a permit under clause 52.08(3).
Minor utility installation	The site must adjoin, or have access to, a road in a Road Zone.
Place of worship	The gross floor area of all buildings must not exceed 200 square metres. The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Residential aged care facility	

32.08-1
GENERAL RESIDENTIAL ZONE
 Shows on the planning scheme map as GRZ, R1Z, R2Z or R3Z 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.
 To implement neighbourhood character policy and adopt neighbourhood character guidelines.
 To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.
 To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Table of uses

Use	Condition
Animal keeping (other than Animal Boarding)	Must be no more than 5 animals.
Bed and breakfast	Must be used in conjunction with another use in Section 1 or 2. The site must adjoin, or have access to, a road in a Road Zone.
Car wash	The site must adjoin, or have access to, a road in a Road Zone.
Community market	The site must adjoin, or have access to, a road in a Road Zone.
Community restaurant	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)	
Lature and recreation (other than Informal outdoor recreation and Motor racing track)	
Place of assembly (other than Amusement park, Carnival, Circus, Nightclub, and Place of worship)	
Plant nursery	
Service station	The site must either: <ul style="list-style-type: none"> Adjoin a commercial zone or industrial zone. Adjoin, or have access to, a road in a Road Zone. The site must not exceed either: <ul style="list-style-type: none"> 3000 square metres. 3000 square metres if 2 adjoins on the boundaries a road in a Road Zone.
Shop	Must be in a building, not a kiosk, and used to store, exhibit, goods or merchandise in order of a dwelling on the lot.
Take away food premises	The site must adjoin, or have access to, a road in a Road Zone.

Use	Condition
Utility installation (other than minor utility installation and telecommunications facility)	
Any other use not in Section 1 or 2	

Section 3 – Prohibited Use

- Amusement pavilion
- Animal boarding
- Animal training
- Brewhouse
- Chemical 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, Concessions shop, Food and drink premises, Plant nursery)
- Skiyard
- Score extraction
- Transport terminal
- Warehouse (other than Store)

32.08-2

Subdivision

Permit requirement

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land that has not involving an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Meet most all of the objectives included in the classes specified in the following table.
- Should meet all of the standards included in the classes specified in the following table.

Class of subdivision	Objectives and standards to be met
50 or more lots	All except Clause 56.03.5.
16 – 50 lots	All except Clauses 56.03.1 to 56.03.3, 56.03.4, 56.06.1 and 56.06.3.
3 – 15 lots	All except Clauses 56.03.1, 56.03.1 to 56.03.4, 56.06.2, 56.06.1, 56.06.3 and 56.06.6.
2 lots	Clause 56.03.4, 56.04.2, 56.04.3, 56.04.5, 56.06.4 to 56.06.6.

General Residential Zone Page 3 of 7

32.08-3

Permit

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 first floor within 3 metres of a street if:
 - The floor 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 floor exceeds the maximum height specified in Clause 54.06-2.
- A development must meet the requirements of Clause 74.

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

Permit

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 first floor within 3 metres of a street if:
 - The floor is associated with 2 or more dwellings on a lot or a residential building; and
 - The floor exceeds the maximum height specified in Clause 54.06-2.
- A development must meet the requirements of Clause 74. This does not apply to a development of five or more tenancy, excluding a basement.
- A permit is not required to construct one dependent person's unit on a lot.

General Residential Zone Page 4 of 7

Traditional provisions

- Despite the amendments made to Clause 54 by Amendment VC106, Clause 55 does not apply to:
- an application to construct or extend a development of five 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 five or more storeys granted on or before the approval date of Amendment VC106.

32.08-6 Requirements of Clause 54 and Clause 55

- A schedule to this zone may specify the requirements of:
- Standards A3, A5, A6, A18, A11, A17 and A26 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.

32.08-4 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 32.08-1.

32.08-7 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. 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 five 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 52.15.
 - 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.

General Residential Zone

Part 5 of 7

- Adjacent buildings and uses.
- The building form and scale.

- Schedules to property boundaries.
 - The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and duration 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.
- 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

Subdivision

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of Sections 23(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

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.

Subdivision

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

Dwellings and residential buildings

- For the construction and extension of new housing 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, including a basement, the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004).

General Residential Zone

Part 6 of 7

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ1.

GENERAL RESIDENTIAL AREA

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

1.0 Is a permit required to construct or extend one dwelling on a lot of between 200 square metres and 500 square metres?

Yes

2.0 Requirements of Clause 54 and Clause 55

Standard	Requirement
Minimum street width	A1 and B9
Site coverage	A5 and B9
Permeability	A6 and B9
Landscaping	B13
Side and rear setbacks	A10 and B17
Walls on boundaries	A11 and B18
Private open space	A17
Frost fence height	B28
	A20 and B32
	None specified

2.0 Maximum building height requirement for a dwelling or residential building

None specified

4.0 Application requirements

None specified

5.0 Decision guidelines

None specified

Non-residential uses and development

- Whether the use or development is compatible with residential uses.
- 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 accessories.
- 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 32.05. This zone is in Category 3.

Notes: Refer to the *Sign Planning Policy Framework and the Local Planning Policy Framework*, including the *Visual Quality Strategy Statement for strategies and policies which may affect the use and development of land.*

Check whether an overlay also applies. These can be found at *Particular Provisions*.

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

When any of the lots being created are less than 100 square metres, a subdivision application must be accompanied by a development application or approved planning permit prior to the start of the construction of the dwellings.

6.0
Decision guidelines
 None specified

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE
 Shown on the planning scheme map as GRZ2
INCREMENTAL CHANGE AREAS

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 500 square metres and 800 square metres?
 None specified

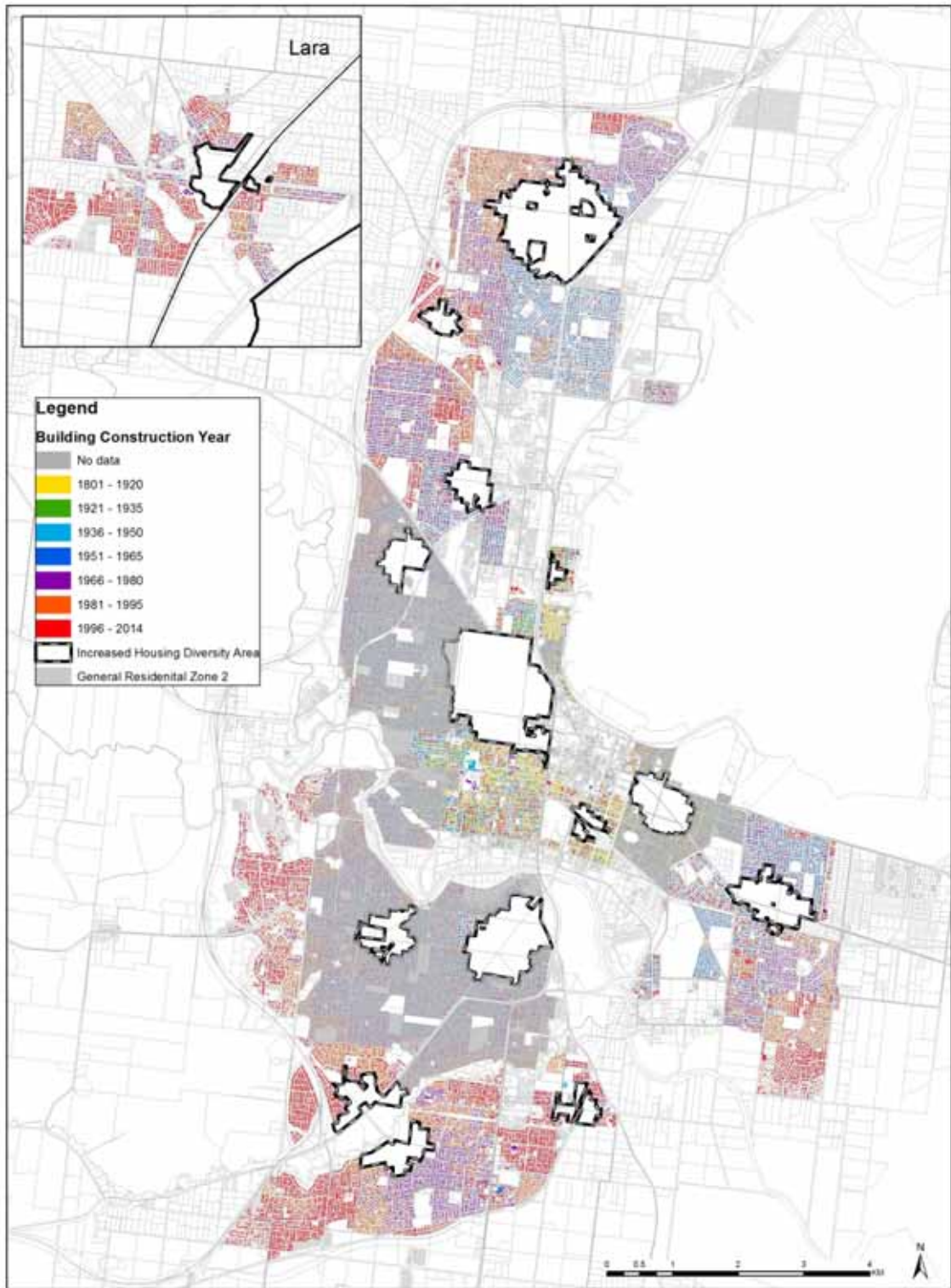
2.0
 Requirements of Clause 54 and Clause 55

Minimum street setbacks	A1 and B8	None specified
Site coverage	A6 and B8	None specified
Permeability	A6 and B8	None specified
Landscaping	B12	One canopy tree per dwelling
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	An area of 40 square metres, with one part of the private open space to consist of enclosed private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres. A second part, a balcony (one, if open) includes a balcony or verandah terrace.
Front fence height	A20 and B12	None specified

2.0
Maximum building height requirement for a dwelling or residential building
 A building used as a dwelling or residential building must not exceed a height of 9 metres, under the slope of the natural ground level at any cross section under 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 18 metres.

4.0
Application requirements
 Subdivisions

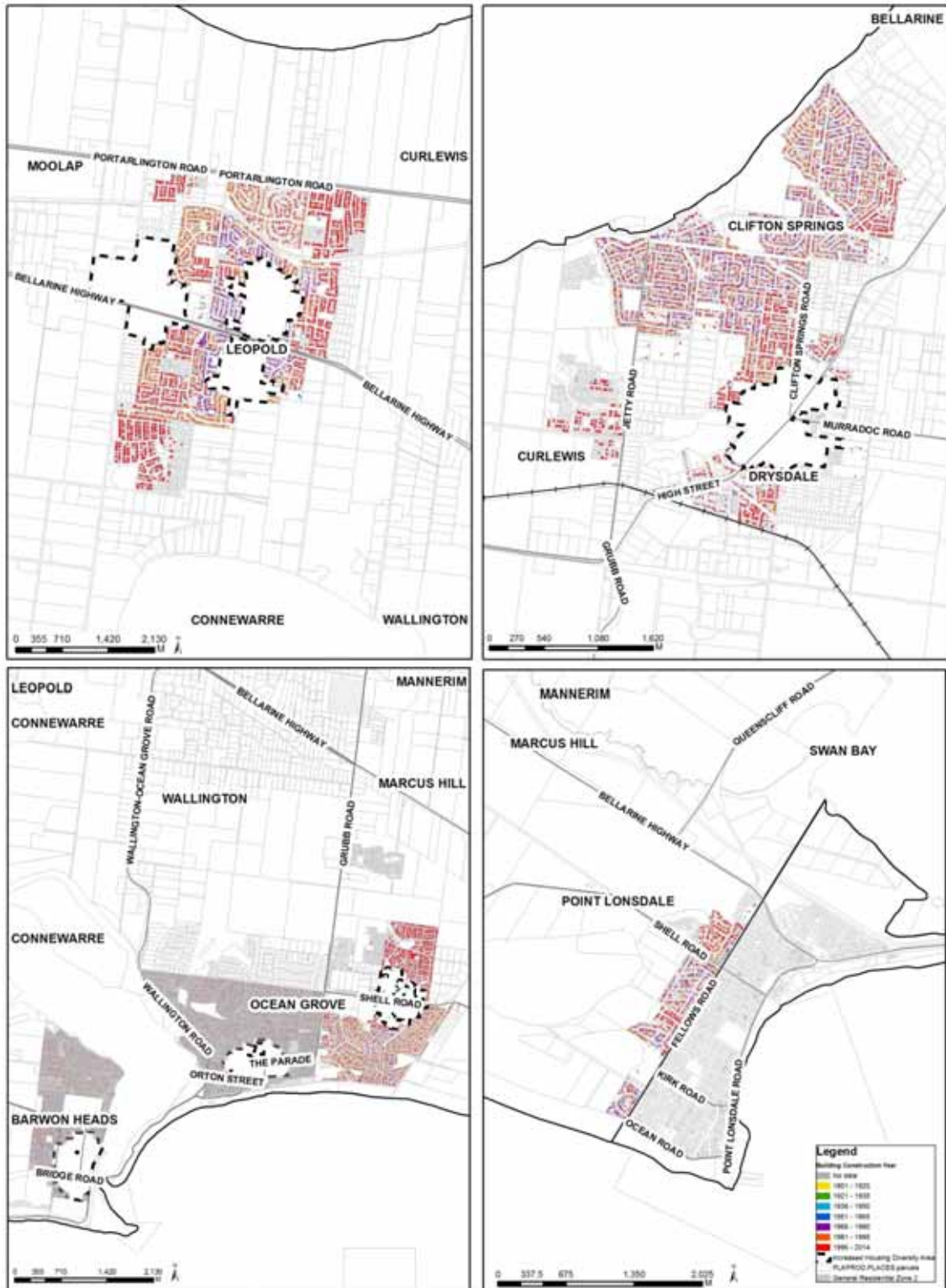
APPENDIX 2 – BUILDING AGES



Building ages - Urban Geelong

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Building Ages - Bellarine Peninsula

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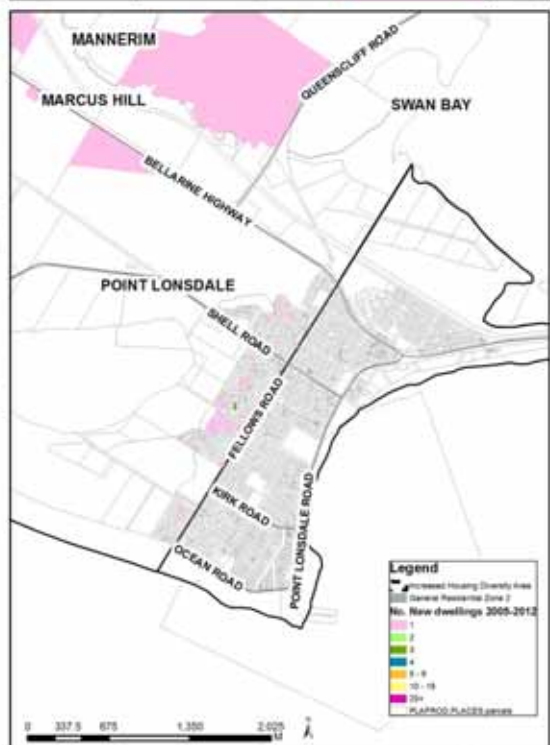
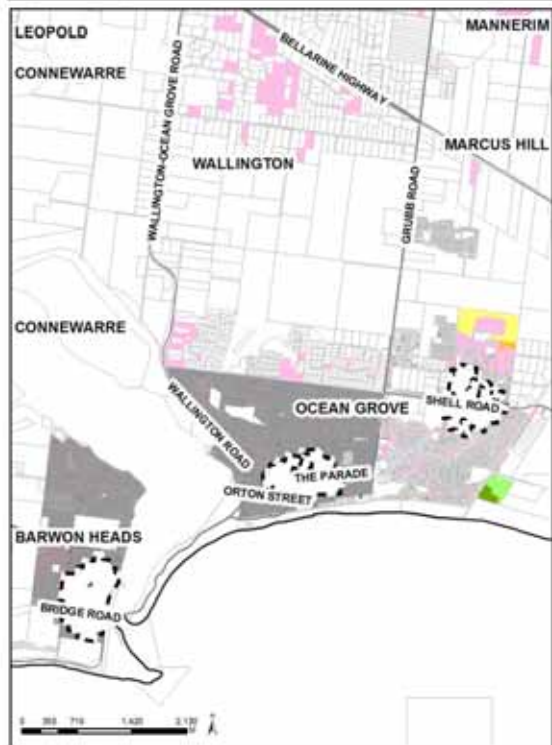
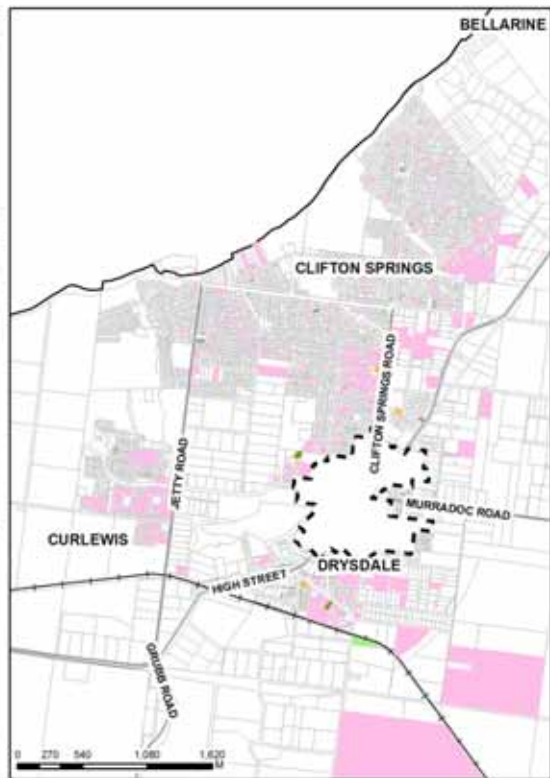




Housing Development 2005-2012
- Southern Urban Geelong

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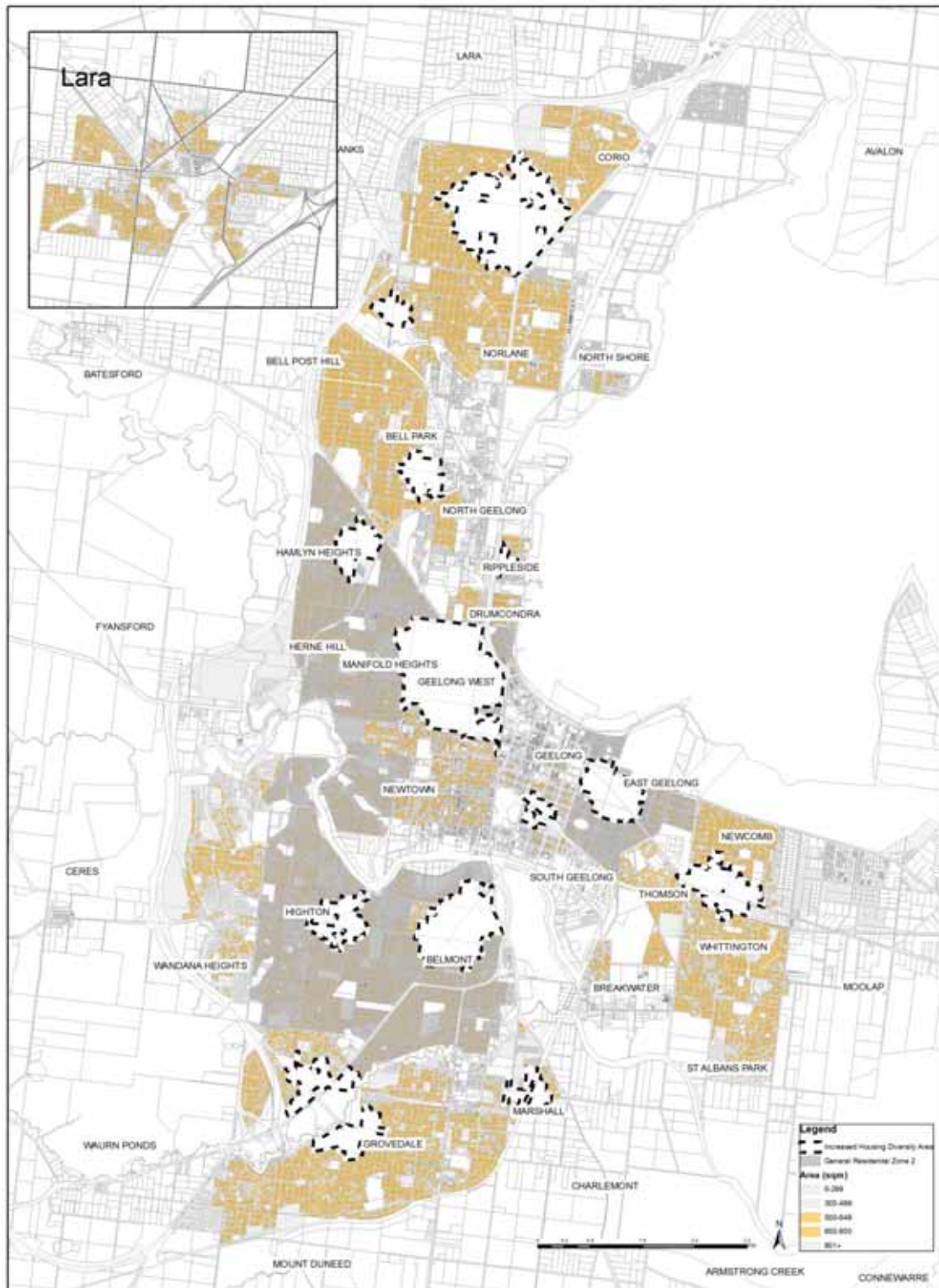


Housing Development 2005-2012
- Bellarine

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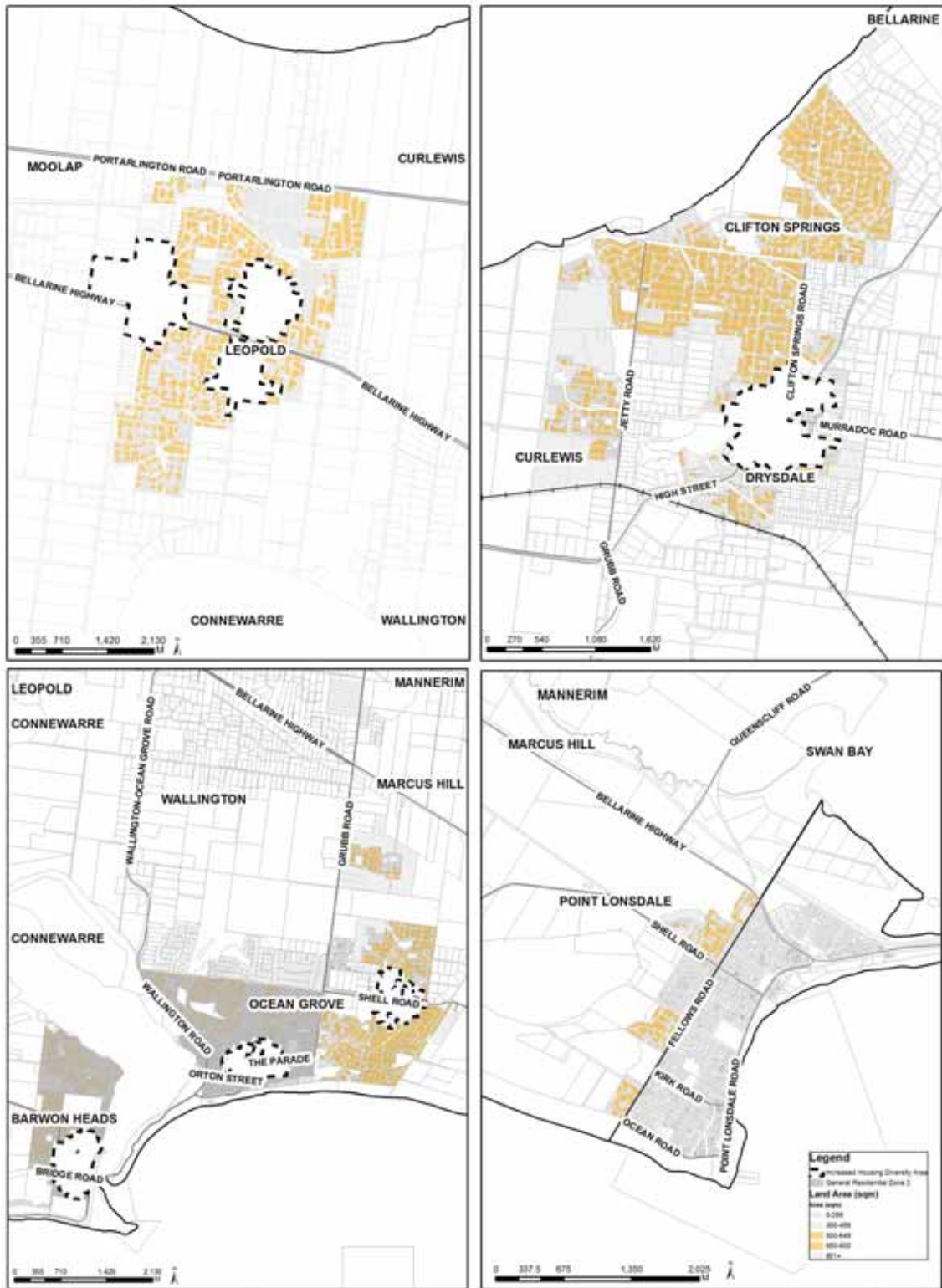
APPENDIX 4 – LOCATION OF LOTS BETWEEN 500 AND 800 SQM



Lot size - Urban Geelong

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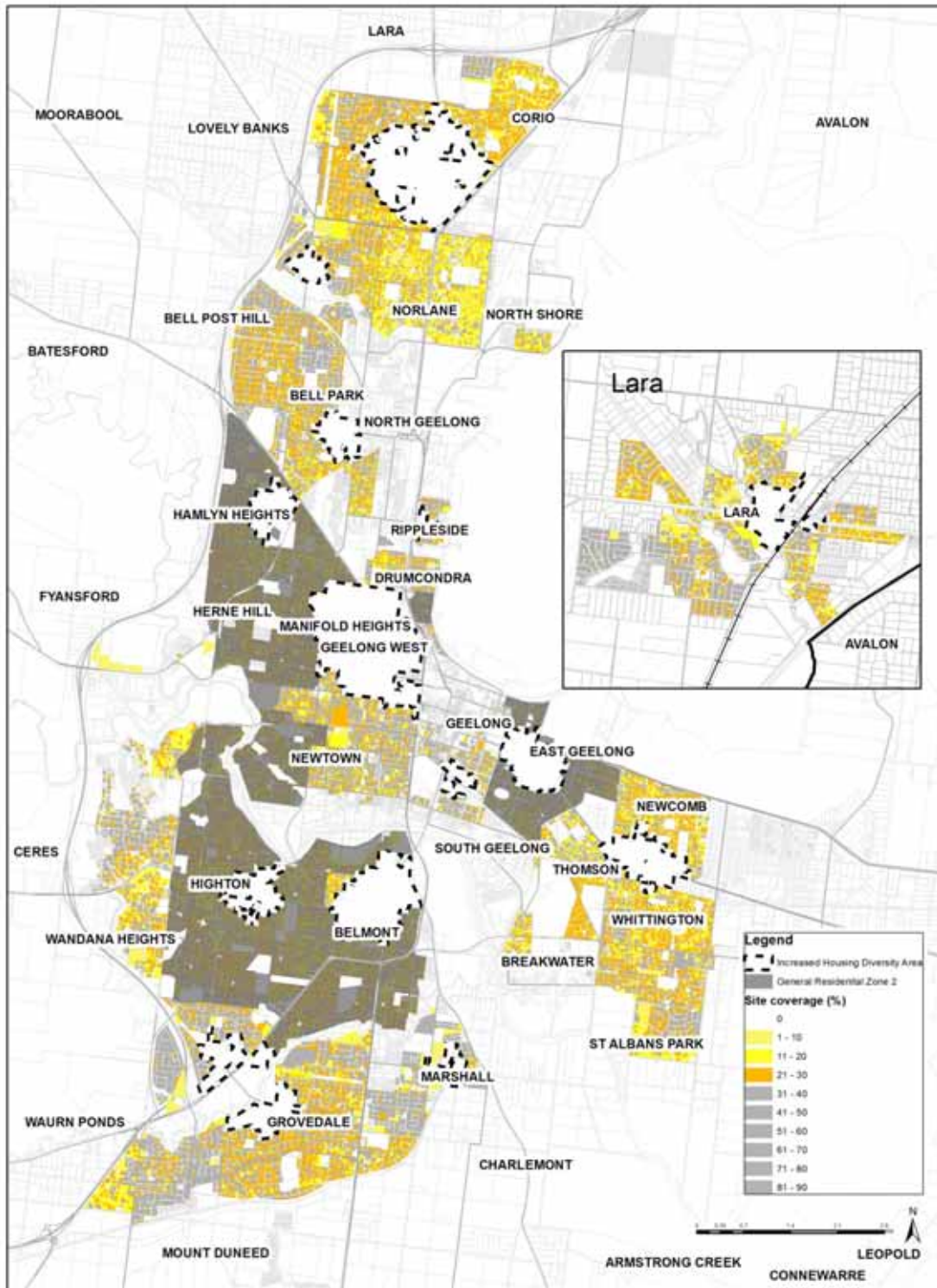


Lot size - Bellarine Peninsula

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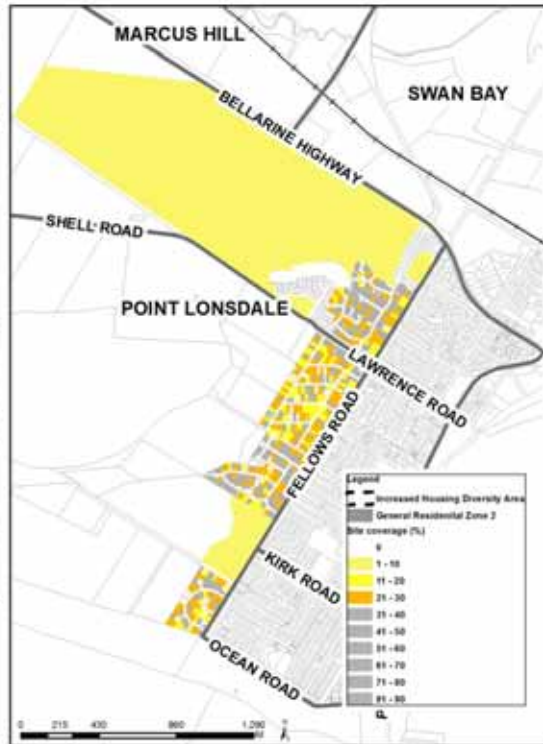
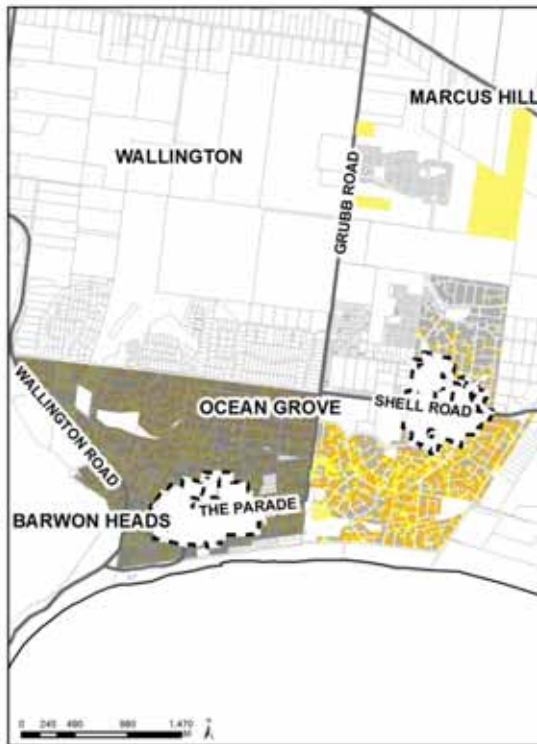
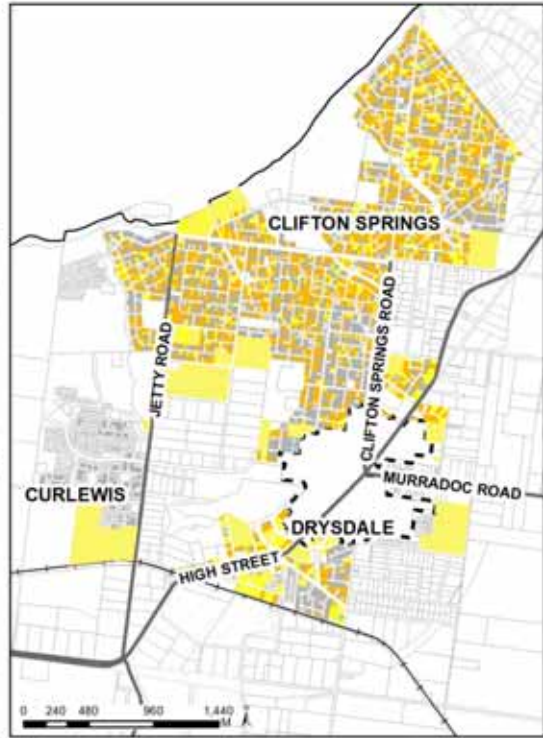
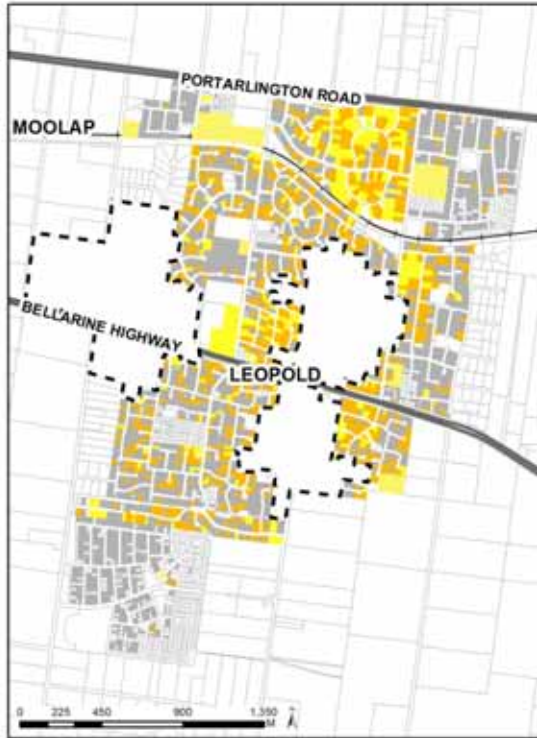
APPENDIX 5 – SITE COVERAGE



Average Site Coverage by Block - Urban Geelong

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Site coverage - Bellarine Peninsula

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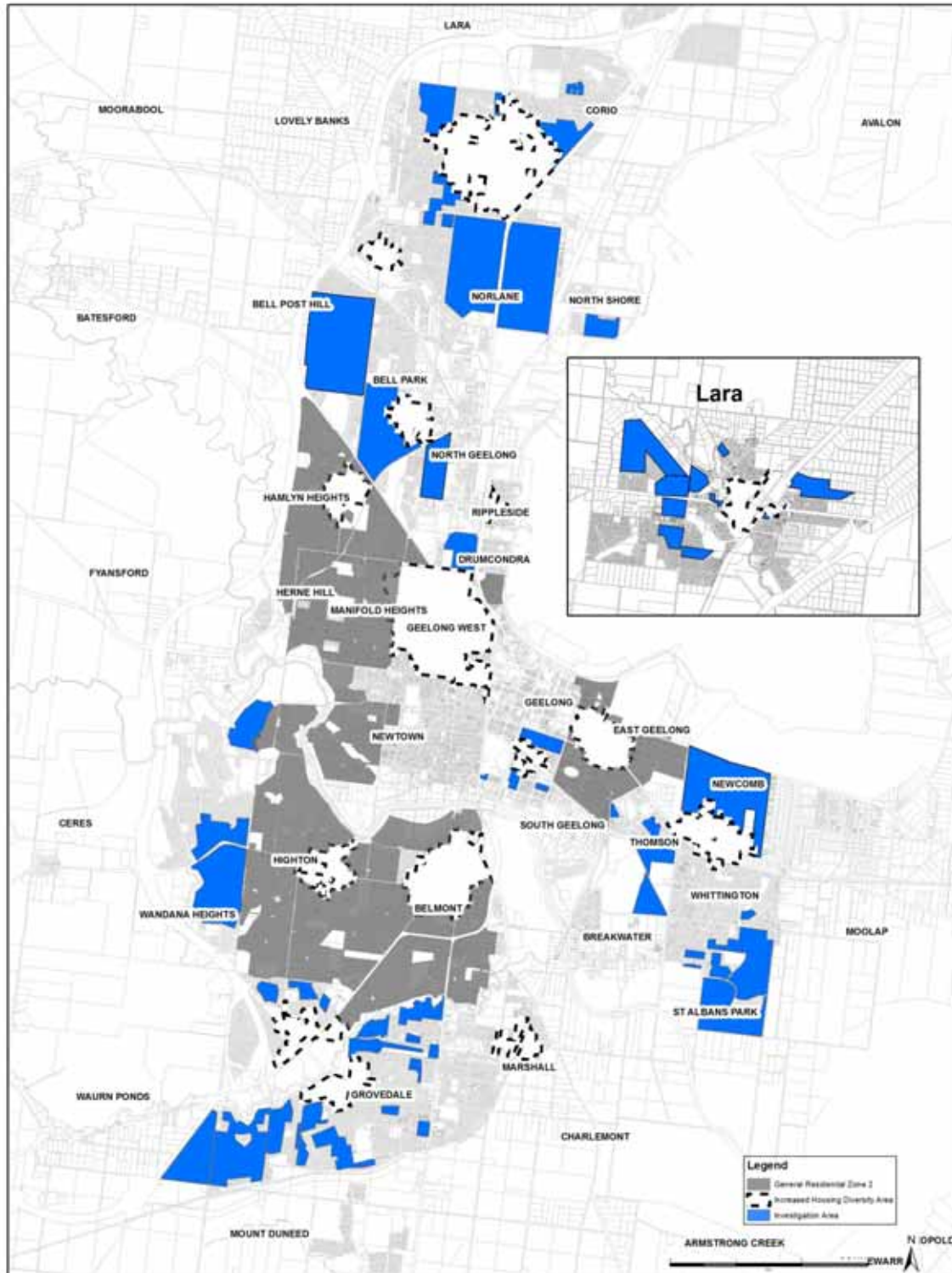


Street Tree Density - Bellarine Peninsula

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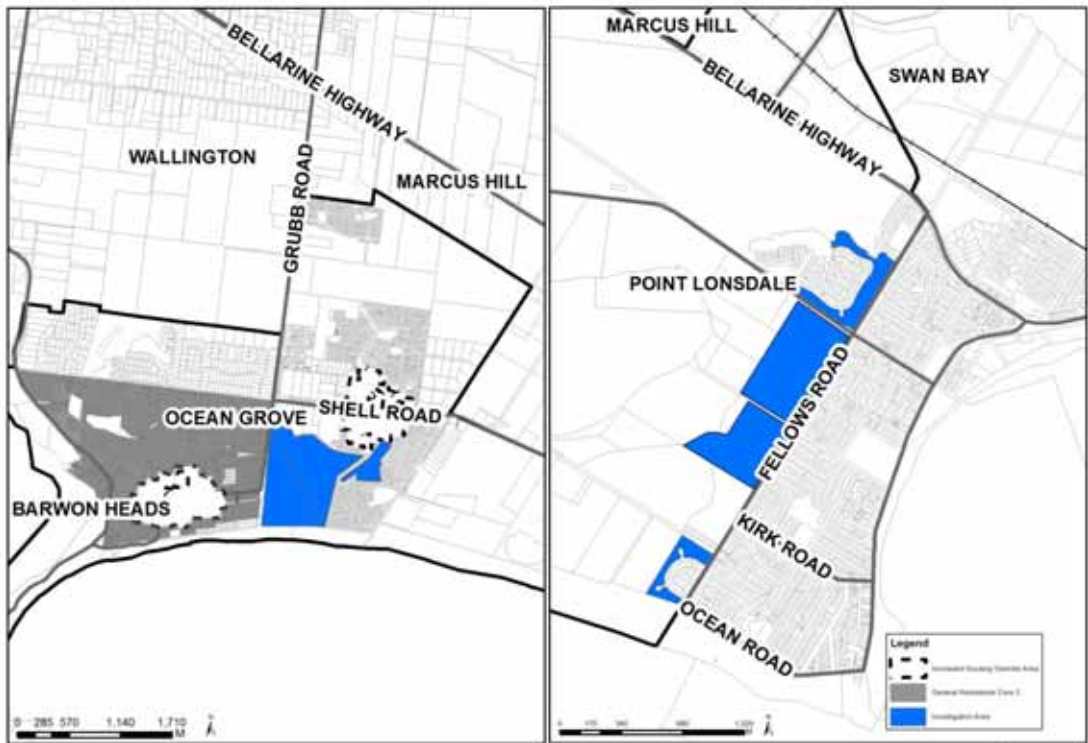
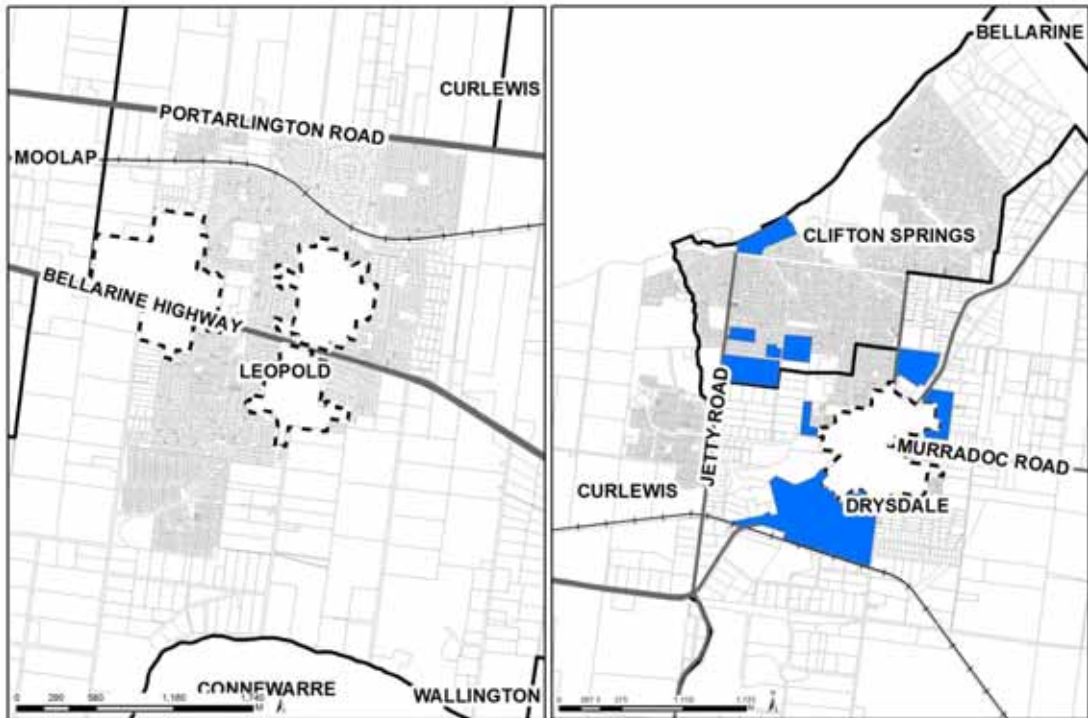
APPENDIX 7 – LOCATION OF FURTHER INVESTIGATION AREAS



Further Investigation Areas
- Urban Geelong

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Further Investigation Areas - Bellarine

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APPENDIX 8 – PROPOSED GARDEN CHARACTER AREAS



Proposed Garden Character Area - Bell Post Hill

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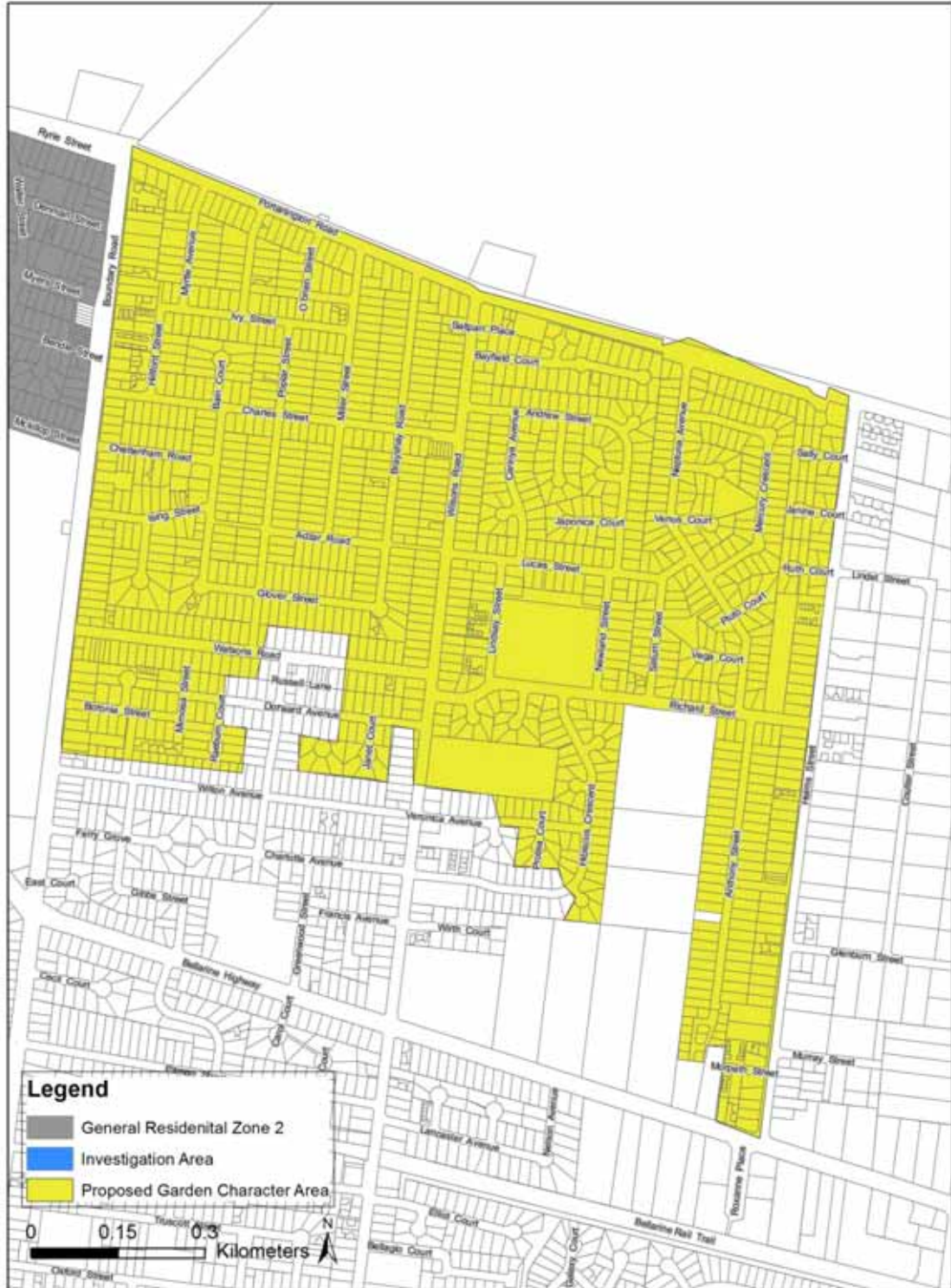




Proposed Garden Character Area - North Geelong

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Proposed Garden Character Area - Newcomb

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Proposed Garden Character Area - Point Lonsdale

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