

AMENDMENT

C375

PROPOSED RESIDENTIAL ZONE & OVERLAY CHANGES IN BARWON HEADS



Area 1

The current zone is General Residential Zone (GRZ) Schedule 2.
The proposed zone is Neighbourhood Residential Zone (NRZ) Schedule 6.

This change maintains a 9 metre building height limit and private open space area requirements for new development.

Why are we proposing a change of zone? The State Govt has lifted the building heights in the GRZ to 11 metres throughout Victoria. Rezoning to the NRZ retains the 9 metre height limit.

Also proposed is a Design & Development Overlay Schedule 41 so that new development complies with coastal character design requirements (when the DDO41 triggers a planning permit).

Area 2

The current zone is General Residential Zone Schedule (GRZ) 2.
The proposed zone is Neighbourhood Residential Zone Schedule (NRZ) 6.

This change maintains a 9 metre building height limit and private open space area requirements for new development.

Why are we proposing a change of zone? The State Govt has lifted the building heights in the GRZ to 11 metres throughout Victoria. Rezoning to the NRZ retains the 9 metre height limit.

Area 3

The current zone is General Residential Zone (GRZ) Schedule 2.
Your proposed zone is Neighbourhood Residential Zone (NRZ) Schedule 7.

This change maintains a 9 metre building height limit and introduces a minimum subdivision lot size of 4,000 square metres.

Why are we proposing a change of zone? The State Govt has lifted the building heights in the GRZ to 11 metres throughout Victoria. Rezoning to the NRZ retains the 9 metre height limit. Furthermore, the NRZ allows minimum subdivision lot sizes to be specified which is applied here to protect vegetation.

Also proposed is an Environmental Significance Overlay Schedule 6 to require a planning permit for removal of native vegetation.

Area 4

The current zone is Residential Growth Zone (RGZ) Schedule 3.
The proposed zone is General Residential Zone (GRZ) Schedule 1.

This change increases the building height limit from 10.5 to 11 metres and reduces building site coverage from 70% to 60%

Why are we proposing a change of zone? The State Govt has lifted the building heights in the RGZ to 13.5 metres throughout Victoria. The GRZ is the best-fit zone to reflect existing height limits and support Council's increased housing diversity area policy which continues to apply.

Also proposed is a Design & Development Overlay Schedule 42 so that new development complies with coastal character design requirements (when the DDO42 triggers a planning permit).

Area 5

The current zone is Residential Growth Zone (RGZ) Schedule 3.
The proposed zone is Neighbourhood Residential Zone (NRZ) Schedule 6.

This change reduces the building height limit from 10.5 to 9 metres and reduces building site coverage from 70% to 40%.

Why are we proposing a change of zone? The area south of Bridge Rd has unique landscape characteristics best managed in the NRZ. Furthermore, the NRZ reflects the removal of Council's increased housing diversity area policy from this area.

Also proposed is a Design & Development Overlay Schedule 41 so that new development complies with coastal character design requirements (when the DDO41 triggers a planning permit).

Area 6

The current zone is General Residential Zone (GRZ) Schedule 2.
Your proposed zone is Neighbourhood Residential Zone (NRZ) Schedule 6.

This change maintains a 9 metre building height limit and private open space area requirements for new development.

Why are we proposing a change of zone? The State Govt has lifted the building heights in the GRZ to 11 metres throughout Victoria. Rezoning to the NRZ retains the 9 metre height limit.

Also proposed is a Design & Development Overlay Schedule 41 so that new development complies with coastal character design requirements (when the DDO41 triggers a planning permit) and an Environmental Significance Overlay Schedule 6 to require a planning permit for removal of native vegetation.

Please turn over to view area map

Full details of Amendment C375 can be found on the Geelong Australia Website at:
www.geelongaustralia.com.au/amendments

