23/12/2020
GC172

# SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

## GENERAL SUBURBAN 3 AND 4 - SUBURBAN PRECINCTS WITHOUT A CONSISTENT, OPEN BACKYARD CHARACTER

**1.0**
23/12/2020
GC172

### Neighbourhood character objectives

None specified

**2.0**
26/04/2024
VC252

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

| Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement? |
|---|
| No |

**3.0**
08/09/2025
VC282

### Requirements of Clause 54 and Clause 55

| | Standard | Requirement |
|---|---|---|
| **Minimum street setback** | A2-1 | None specified |
| | B2-1 | None specified |
| **Site coverage** | A2-5 | None specified |
| | B2-5 | None specified |
| **Private open space** | A3-2 | None specified |
| | B3-5 | None specified |
| **Front fence height** | A2-7 and B2-8 | None specified |

**4.0**
26/04/2024
VC252

### Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified

**5.0**
26/04/2024
VC252

### Application requirements

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A written assessment against the *Boroondara Neighbourhood Character Study Precinct Statements* that demonstrates:
  - How the development responds to the preferred character statement in the relevant precinct statement.
  - How the development responds to the design guidelines contained in the relevant precinct statement.

- How the development positively contributes to achieving the preferred character statement for the relevant precinct.

- A landscape plan which:
  - Responds to the landscape characteristics of the relevant precinct.
  - Identifies, retains and protects significant vegetation that contributes to the character of the precinct.
  - Proposes new canopy trees and other vegetation that will enhance the prevailing landscape characteristic of the precinct.

## 6.0 Decision guidelines

26/04/2024
VC252

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The preferred character statement and design guidelines contained in the *Boroondara Neighbourhood Character Study Precinct Statements 2013.*