24/02/2022
C131hbay

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3** .

GARDEN URBAN AREAS

1.0 Neighbourhood character objectives

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To support visual separation between dwellings.

To provide front gardens that are visible from the street.

To provide front and rear setbacks that accommodate canopy trees and a high portion of permeable garden area.

To support front building façades that are well articulated.

To support garages and carports set back behind the dwelling façade.

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

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

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	A front fence within 3 metres of a street should not exceed: ▪ 1.5 metres in a Transport Zone 2. ▪ 1.2 metres in other streets.

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

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None specified.

5.0 Application requirements

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None specified.

6.0 Decision guidelines

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None specified.