24/02/2022
C131hbay

SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ5.**

INNER SUBURBAN AREAS

1.0 Neighbourhood character objectives

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C131hbay

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 garages and carports set back behind the dwelling façade.

To support vehicle access from a rear laneway.

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

26/04/2024
VC252

None specified.