24/02/2022
C131hbay

# SCHEDULE 6 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ6.**

## URBAN CONTEMPORARY AREAS, MASON STREET NEWPORT

### 1.0 Neighbourhood character objectives

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To support built form consistent with the siting and massing of surrounding development.

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

To support development with habitable rooms that overlook the street.

To minimise the number of vehicle crossovers.

To support vertical or roof gardens.

### 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:<br>▪ 1.5 metres in a Transport Zone 2.<br>▪ 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.