15/11/2018
C79

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

INCREASED RESIDENTIAL GROWTH AREAS

1.0 Neighbourhood character objectives

15/11/2018
C79

To encourage new development, including innovative and unique development that enhances and responds positively to the existing neighbourhood character.

To encourage sufficient front setbacks to allow for enhancement of the front garden character including increasing canopy tree plantings.

To encourage new development to have minimal or low scale front fencing.

To ensure new garages and carports do not dominate dwellings or streetscapes.

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

03/05/2024
VC255

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	Walls of buildings are set back from the front street 5 metres. Side street setback requirements specified in the table to Standard A2-1 continue to apply.
	B2-1	Walls of buildings are set back from the front street 5 metres. Side street setback requirements specified in the table to Standard B2-1 continue to apply.
Site coverage	A2-5	70%
	B2-5	70%
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	1.2 metres

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

03/05/2024
VC255

None specified.

5.0 Application requirements

03/05/2024
VC255

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 Landscape Plan.

6.0 Decision guidelines

03/05/2024
VC255

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:

- Whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.