

Reformed Residential Zones

New minimum garden area requirement

A minimum garden area requirement is being introduced into the Neighbourhood Residential Zone and the General Residential Zone. It will protect the open garden character of our suburbs, towns and cities.

Why has the new garden area requirement been introduced?

Changing lifestyles and housing preferences mean there is significant demand for more housing, and different types of housing to meet the current and future needs of the community.

We want to make sure that housing is affordable, and that the community is provided with diverse housing choices. But not at the expense of our valued neighbourhood characteristics such as our heritage, trees, garden areas, and streetscapes.

The new garden area requirement ensures the green open character of our neighbourhoods will be protected, by requiring a mandatory minimum garden area be provided when land is developed.

What is the new garden area requirement?

The garden area requirement applies to all land in the Neighbourhood Residential Zone and General Residential Zone that is 400 square metres or more. It is a mandatory requirement.

A minimum percentage of the land must be set aside for garden areas at ground level in accordance with the table below.

Lot size	Minimum percentage of a lot set aside as garden area
400 – 500 square metres	25%
501 – 650 square metres	30%
Above 650 square metres	35%

How is the minimum garden area calculated?

A garden area does not include driveways, areas set aside for car parking, or any buildings or roofed areas.

The requirement allows for areas that are normally associated with the use of a garden area, such as open entertaining areas, lawns, garden beds, swimming pools, and tennis courts to be included in the calculation of the garden area.

Why doesn't the new garden area requirement apply to all land?

Lots less than 400 square metres are typically found in our older inner city areas, urban renewal sites, and masterplanned greenfield communities.

Housing in our inner-city areas tends to be more urban and terrace style housing with small front setbacks and compact rear yards or courtyards. The minimum garden area requirement is not suitable for this type of housing.

Urban renewal sites and greenfield communities are normally masterplanned from the outset to create a more dense and compact neighbourhood character. This may not be consistent with the existing suburban character that the new garden area requirement protects.

The minimum garden area is mandatory and cannot be reduced

How does the new garden area requirement relate to site coverage and permeability requirements?

The new garden area requirement is a separate requirement to the site coverage and permeability standards found in Clauses 54 and 55 of planning schemes.

The new requirement must be met in addition to the site coverage and permeability standards set out in each planning scheme.

Unlike the site coverage standard and permeability standards, which are performance based controls that can be varied, the new garden area requirement is mandatory. It must be met and cannot be reduced.

Before

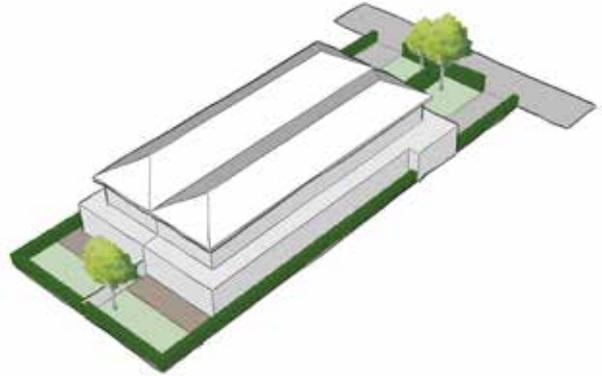


Figure 1: Typical dual occupancy constructed without the new 35% minimum garden area requirement

After

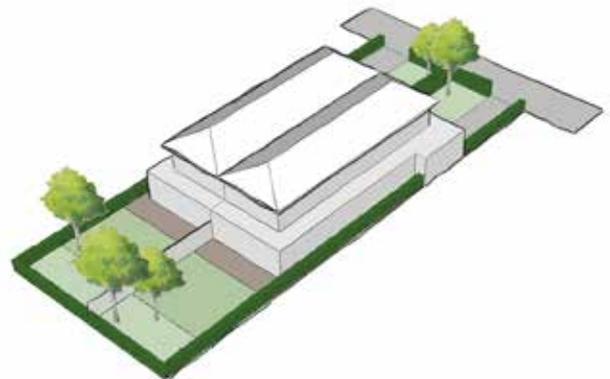


Figure 2: Dual occupancy constructed with the new 35% minimum garden area requirement

© The State of Victoria Department of Environment, Land, Water & Planning 2017



This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Environment, Land, Water and Planning (DELWP) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>

ISBN 978-1-76047-495-9 (online/pdf)

ISBN 978-1-76047-529-1 (print)

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Accessibility

If you would like to receive this publication in an alternative format, please telephone the DELWP Customer Service Centre on 136186, email customer.service@delwp.vic.gov.au (or relevant address), or via the National Relay Service on 133 677 www.relayservice.com.au. This document is also available on the internet at www.delwp.vic.gov.au