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SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

INCREMENTAL AREAS

1.0

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Neighbourhood character objectives

None specified.

2.0

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Construction or extension of a dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

3.0

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Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

Yes

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	40%
Permeability	A6 and B9	None specified
Landscaping	B13	Landscape plans will provide 1 tree for every 400 square metres of site area, including 1 large tree in the front setback.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

5.0

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Maximum building height requirement for a dwelling or residential building

None specified.

6.0

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Application requirements

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:

- A Landscape Concept Plan must be submitted which considers the Banyule Tree Planting Zone Guidelines. It should distinguish landscaped garden areas from useable private open space, show tree planting locations and the extent of the mature canopies.

7.0

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Decision guidelines

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 the landscaping requirement is met by providing mostly large trees.
- Whether the landscaping requirement can be met by including existing large trees that are considered worthy of retention.
- Whether the proposed site coverage protects and enhances the character of the area by enabling existing vegetation to be retained and new trees to be planted.
- Whether the proposal responds to the objectives and design responses in the Residential Neighbourhood Character Policy at clause 22.02
- Whether the proposal responds to the decision guidelines of the Non Residential Uses and Development in Residential Zones Policy at clause 22.04
- If the site is a Strategic Redevelopment Site as described in clause 21.06-2, consider whether the objectives of clause 54 and 55 can be achieved by varying the relevant standard, and the requirements at part 2.0 of this schedule.