

19/06/2014
C190

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

ECLECTIC INNER URBAN AND ECLECTIC SUBURBAN PRECINCTS

1.0

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

19/06/2014
C190

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

500 square metres

2.0

Requirements of Clause 54 and Clause 55

19/06/2014
C190

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
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

3.0

Maximum building height requirement for a dwelling or residential building

19/06/2014
C190

A building used as a dwelling or a residential building must not exceed a height of 10.5 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case it must not exceed a height of 11.5 metres.

4.0

Application requirements

19/06/2014
C190

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:

An application must be accompanied by the following information, as appropriate:

- A written assessment against the *Boroondara Neighbourhood Character Study Precinct Statements* that demonstrates:
 - How the development responds to the preferred character statement in the relevant precinct statement.
 - How the development responds to the design guidelines contained in the relevant precinct statement.

- How the development positively contributes to achieving the preferred character statement for the relevant precinct.
- A landscape plan which:
 - Responds to the landscape characteristics of the relevant precinct.
 - Identifies, retains and protects significant vegetation that contributes to the character of the precinct.
 - Proposes new canopy trees and other vegetation that will enhance the prevailing landscape characteristic of the precinct.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

5.0

19/06/2014
C190

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:

- The preferred character statement and design guidelines contained in the *Boroondara Neighbourhood Character Study Precinct Statements 2013*

6.0

19/06/2014
C190

Transitional provisions

Schedule 3 to clause 32.08 General Residential Zone does not apply to an application to construct a dwelling or residential building made before the approval date of the planning scheme amendment that introduced this schedule into the planning scheme. The requirements of clause 54 as they apply to clause 54.03-2 or of clause 55 as they apply to clause 55.03-2 are in force immediately before the said approved date continue to apply.

Despite the provisions of Schedule 3 to clause 32.08, these do not apply to an application under section 69 of the Act to extend a permit to construct or extend a development.