

05/11/2015
C96

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

LAND AT 222-238 AND 240-258 KOROROIT CREEK ROAD, WILLIAMSTOWN NORTH

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

05/11/2015
C96

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

None specified

2.0 Requirements of Clause 54 and Clause 55

05/11/2015
C96

| | 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 | Maximum height 1.2 metres or maximum 1.8 metres with a minimum 75% transparency. |

3.0 Maximum building height requirement for a dwelling or residential building

05/11/2015
C96

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres.

4.0 Application requirements

05/11/2015
C96

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 Social Impact Assessment (that considers affordable housing and how it will be provided within the proposed development to the satisfaction of the Responsible Authority) to support any development proposal. The SIA for 222-238 Kororoit Creek Road must address the loss of low cost accommodation.
- A traffic report that demonstrates the capacity to accommodate increased traffic flows from the proposed development.
- A vegetation assessment that identifies significant vegetation on the site and their potential habitat significance.

5.0

05/11/2015
C96

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:

Consideration of:

- Improved Housing Choices for Residents on Low Incomes (Affordable Housing) Policy Statement (8 February 2011, as amended from time to time)
- Preparing Social Impact Assessments Applicant Guidelines (22 March 2011, as amended from time to time).
- Whether increased traffic flows from the proposed development can be accommodated.
- Integration of the proposed development within the site and surrounding street network.
- Whether coastal hazards have been identified and will be appropriately managed to ensure that the proposed development is not at risk.