

14/07/2016  
C177

**SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

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

**Classic Garden Suburban Areas**

**1.0**

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

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**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**

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	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Any new wall on a boundary should be setback at least 10 metres from the front boundary or 1 metre further than the average set back of the buildings on adjoining allotments, whichever is the lesser.
<b>Site coverage</b>	A5 and B8	50%
<b>Permeability</b>	A6 and B9	30%
<b>Landscaping</b>	B13	Provision of at least two canopy trees per dwelling that have the potential of reaching a minimum mature height of 8 metres. At least one of those trees should be in the secluded private open space of the dwelling.
<b>Side and rear setbacks</b>	A10 and B17	None specified
<b>Walls on boundaries</b>	A11 and B18	Walls should only be constructed on one side boundary, and only for a garage and/or carport.
<b>Private open space</b>	A17	A dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 35 square metres and a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace
	B28	A dwelling or residential building should have private open space consisting of an area of 40 square metres, with one part of the private open space at the side or rear of the dwelling or residential building within a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
<b>Front fence height</b>	A20 and B32	Front fence height in streets in a Road Zone Category 1 or 2 should not exceed 1.8 metres and should have at least 50% transparency.  A front fence within 3 metres of a street should not exceed 1.2 metres in 'other streets'.

**3.0 Maximum building height requirement for a dwelling or residential building**

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None specified.

**4.0 Application requirements**

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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:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.

**5.0 Decision guidelines**

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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:

- Whether the development provides for an appropriate built form transition to residential properties in the Neighbourhood Residential Zone.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.
- Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood.