

26/10/2017  
C229

## SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ5**.

### MAIN ROADS

#### 1.0

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#### Neighbourhood character objectives

None specified.

#### 2.0

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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?**

Yes

#### 3.0

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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	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

#### 4.0

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#### Maximum building height requirement for a dwelling or residential building

None specified.

#### 5.0

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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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A written assessment against the *Boroondara Neighbourhood Character Precinct Statements 2013 (or as amended and adopted by Council from time to time)* 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.

## **6.0**

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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:

- The preferred character statement and design guidelines contained in the *Boroondara Neighbourhood Character Precinct Statements 2013 (or as amended and adopted by Council from time to time)*.