

29/11/2019
C198case

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

AREAS CLOSE TO ACTIVITY CENTRES, TRAIN STATIONS AND STRATEGIC BUS ROUTES

1.0

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Neighbourhood character objectives

To encourage a new neighbourhood character of contemporary, well-articulated and designed residential development, including units, townhouses and apartments with smaller, well landscaped front setbacks.

To ensure development is sympathetic and responsive to its surroundings and provides an appropriate transition to lower-scale residential areas.

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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

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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?

No

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

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back from streets at least 5 metres or in accordance with the table in Standard A3 and B6, whichever is the lesser.
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

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Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 11.5 metres and 3 storeys.

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Application requirements

None specified.

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 site layout and building massing ensures reasonable amenity for future residents in regards to privacy, solar access, noise, ventilation, secluded private open spaces and communal open spaces.
- Whether an appropriate transition to adjoining lower-scale residential areas is achieved.