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SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4**.

RESIDENTIAL TRANSITION AREA

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?

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

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	First storey (ground level or basement) rear setback – 4 metres from a property in the Neighbourhood Residential Zone. Second storey rear setback – 5.5 metres from a property in the Neighbourhood Residential Zone. Third storey rear setback – 11.5 metres from a property in the Neighbourhood Residential Zone.
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

None specified.

5.0

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Application requirements

None specified.

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:

- Whether a loss of amenity would result in varying the requirements of part 3.0 of this schedule.
- Whether the development provides for an appropriate visual transition to the Neighbourhood Residential Zone.
- The amenity impact on surrounding land uses.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.