SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ1.

INCREMENTAL CHANGE (FIVE MINUTE NEIGHBOURHOODS)

1.0 Neighbourhood character objectives

To accommodate modest housing growth in the form of townhouses and units within walking distance of Activity Centres.

To ensure new medium density development provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.

To ensure upper levels of buildings, are set back to minimise dominance within the streetscape.

Encourage walls on boundaries to be setback from the building facade to provide space for landscaping, building articulation and appearance of space between dwellings.

To encourage the retention and planting of canopy trees in the front setback and encourage low or open style front fences.

2.0 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?

Yes

3.0 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

4.0 Requirements of Clause 54 and Clause 55

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<th>Standard</th>
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<td>Minimum street setback</td>
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<td>Site coverage</td>
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<td>Landscaping</td>
<td>B13</td>
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<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
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</table>

A new building not on or within 200mm of one side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries.
### Lantern Planning Scheme

#### 5.0

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

None specified.

**Application requirements**

None specified.

#### 6.0

**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 new development reinforces a wide streetscape and a garden dominant character of the area.
- Whether the development provides for an appropriate visual transition to residential properties in a Neighbourhood Residential Zone.
- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by providing space for car parking in front of garages and carports within the property boundary.
- Whether the building façade provides articulation and appearance of space between dwellings.
- Whether space is provided within the front setback for landscaping.

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#### Table

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<thead>
<tr>
<th>Standard</th>
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<td><strong>Walls on boundaries</strong></td>
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<td>B28</td>
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<td><strong>Front fence height</strong></td>
<td>A20 and B32</td>
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