

15/11/2018
C79

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

NATURAL AND GREENFIELD RESIDENTIAL GROWTH AREAS

1.0

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Neighbourhood character objectives

To encourage new development, including innovative and unique development that enhances and responds positively to the existing neighbourhood character.

To encourage an increase in landscaping within the public and private realm.

To encourage new development to respect existing setbacks within the streetscape.

To encourage new development to have minimal or low scale front fencing.

To ensure garages, carports, and second storey development do not visually dominate dwellings or streetscapes.

2.0

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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

3.0

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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 square metres 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

4.0

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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

5.0

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Maximum building height requirement for a dwelling or residential building

None specified

6.0

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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 Landscape Plan.

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 appropriate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.