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 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 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 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 Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
<td>None specified</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
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</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
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<tr>
<td>Landscaping</td>
<td>B13</td>
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</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
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</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>None specified</td>
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<tr>
<td></td>
<td>B28</td>
<td>None specified</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>None specified</td>
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</tbody>
</table>
Maximum building height requirement for a dwelling or residential building

None specified

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.

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.