

09/05/2019
C200**SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

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

NEIGHBOURHOOD INTERFACE AREAS**1.0**09/05/2019
C200**Neighbourhood character objectives**

To support a preferred neighbourhood character that balances the scale of development with landscaping and ensures sensitive transitions in height from existing dwellings.

To encourage contemporary building designs with variation and breaks in building form to soften the visual bulk of development through elements such as eaves, hipped or gabled roof forms and setbacks at upper floors.

To improve landscape character by providing generous landscaping including canopy trees in front and rear setbacks to soften the visual impact of development.

To encourage functional secluded private open space at the rear of the dwelling through its orientation and design.

2.009/05/2019
C200**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

3.009/05/2019
C200**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	Provide one canopy tree in both the front and rear setbacks. Each canopy tree must achieve a minimum six metres mature height and be accommodated in a pervious area of at least 5 metres by 5 metres, that does not contain driveways or car parking. This area is to be provided in addition to secluded private open space. Incorporate additional canopy trees at a ratio of one canopy tree for every two dwellings on development sites of 1,000 square metres or more.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified

WHITTLESEA PLANNING SCHEME

	Standard	Requirement
	B28	An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 4 metres and convenient access from a living room, or A balcony of 12 square metres with a minimum width of 2.4 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	None specified

4.0

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Maximum building height requirement for a dwelling or residential building

None specified.

5.0

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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:

- Applications for developments of two or more dwellings on a lot must include a Landscape Plan to demonstrate compliance with the relevant requirements of Clause 3.0 of this schedule.

6.0

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Decision guidelines

None specified.