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C213

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**.

RESIDENTIAL TRANSITION AREAS

1.0 Neighbourhood character objectives

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To ensure the scale, built form and setbacks of residential developments respond to the existing site circumstances by respecting the predominant built form, façade and street patterns.

To provide appropriate front, side and rear setbacks to allow for substantial high quality landscaping and canopy trees.

To maximise the opportunities to create high quality landscaping, through minimal paving and hard surfaces within front setbacks.

To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.

To ensure that residential development achieves high quality useable private open space outcomes for future residents.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

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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

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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

4.0 Requirements of Clause 54 and Clause 55

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| | Standard | Requirement |
|-------------------------------|-------------|--|
| Minimum street setback | A3 and B6 | As per A3 (where appropriate) As per B6 or 5 metres, whichever is lesser |
| Site coverage | A5 and B8 | Maximum of 70% |
| Permeability | A6 and B9 | None specified |
| Landscaping | B13 | 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees |
| Side and rear setbacks | A10 and B17 | None specified |

| | Standard | Requirement |
|----------------------------|-------------|---|
| Walls on boundaries | A11 and B18 | None specified |
| Private open space | A17 | None specified |
| | 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 with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room; or A balcony with a minimum area of 10 square metres with a minimum width of 2 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 | Maximum 1.5 metre height in streets in Road Zone Category 1. Maximum 1.2 metre height for other streets. |

5.0 Maximum building height requirement for a dwelling or residential building

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None specified.

6.0 Application requirements

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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 Traffic and Transport Report detailing, but not limited to:
 - An assessment of the traffic generation and potential effects that the proposed development may have on the surrounding road network;
 - A plan showing existing traffic and junction conditions; mitigation treatments; pedestrian network including access routes to public transport.
- A Waste and Recycling Site Assessment and Plan showing, but not limited to:
 - On-site waste and recycling storage location and dimensions;
 - Waste and recycling collection location and dimensions; and
 - Details of waste and recycling maintenance and management.
- A Landscape Plan showing, but not limited to:
 - vegetation to be retained, both on-site and adjacent to the site;
 - location of new planting and proposed species, and
 - details of landscape maintenance and management, including water sensitive design principles.
- A schedule of all building materials and finishes, including colours, to the satisfaction of the responsible authority.

7.0 Decision guidelines

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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 development might adversely impact on an item of heritage significance; and
- Whether the development respects the neighbourhood character of the area.