

03/03/2016  
C166**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ1**.**INCREMENTAL CHANGE AREAS****1.0**03/03/2016  
C166**Permit requirement for the construction or extension of one 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?**

None specified

**2.0**03/03/2016  
C166**Requirements of Clause 54 and Clause 55**

	<b>Standard</b>	<b>Requirement</b>
<b>Minimum street setback</b>	A3 and B6	None specified
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	<p>A minimum of 1 medium-sized tree of 6-12 metres (at maturity) should be provided in the front setback.</p> <p>A minimum of 1 small to medium sized tree up to 6 metres (at maturity) should be provided in private or secluded private open space greater than 25 square metres in area.</p> <p>Planting to be provided along the length of any driveway.</p> <p>Where new building bulk visually impacts on adjoining dwellings, a landscaped vertical screen should be provided.</p>
<b>Side and rear setbacks</b>	A10 and B17	None specified
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	<p>An area of 40 square metres, with one part of the private open space to consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 4 metres.</p> <p>Secluded private open space should not be located in the front setback of a dwelling or residential building and should have convenient access from a living room.</p>
	B28	<p>An area of 40 square metres, with one part of the private open space to consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 4 metres.</p> <p>Secluded private open space should not be located in the front setback of a dwelling or residential building and should have convenient access from a living room.</p>
<b>Front fence height</b>	A20 and B32	None specified

### 3.0 Maximum building height requirement for a dwelling or residential building

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None specified

### 4.0 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:

- The neighbourhood and site description plan (NSD) which must show:
  - At least three sites or buildings on both sides of the proposed development, opposite and to the rear of the proposed development.
  - The built form, scale and character of the area, including front fencing (i.e. height of buildings, front and side setbacks, location and width of vehicle and pedestrian crossovers, vegetation, land topography).
  - Location of open space (i.e. degree of openness at the rear of lots).
  - Architectural and roof styles.
  - A streetscape elevation showing the proposed development in the context of three adjoining dwellings or buildings on each side.
- A Design Response plan which must demonstrate:
  - How the proposed development responds to the characteristics identified in the neighbourhood and site description plan and should include a written evaluation of how the features of the neighbourhood identified in the neighbourhood and site description plan influence the design.
- Demonstrate that on site water storage and detention has been considered in the design, where necessary.

### 5.0 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:

- Whether the development provides for an appropriate transition in built form, scale and height to the adjoining Neighbourhood Residential Zone or Residential Growth Zone.
- The extent to which the proposed building or works assists in respecting and enhancing the character of the area.
- The extent to which the proposed buildings or works retain existing canopy trees and create new opportunities for landscaping and adequate space for canopy tree planting.
- The extent to which the proposed built form reflects prevailing side setbacks, where applicable.
- The layout and appearance of areas set aside for car parking, access and egress and the location of any proposed off-street car parking.
- Whether garages and carports are located behind the façade of the proposed development.
- Whether a variation to the requirements of part 2.0 would result in a loss of on or off-site amenity.