

14/05/2015
C209

SCHEDULE 11 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ11**.

GARDEN RIVER & GARDEN SUBURBAN PRECINCTS

1.0 Permit requirement for the construction or extension of one dwelling on a lot

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Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

Yes

2.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	Basements should not exceed 75% of the site area.
Permeability	A6 and B9	None specified
Landscaping	B13	In addition to the requirements of B13, at least one canopy tree should be planted on the site.
Side and rear setbacks	A10 and B17	For a distance of at least 5 metres behind the front facade of the building fronting the street, setback new buildings (including basements) a minimum of 2 metres from at least one side boundary and at least 1 metre from the other side boundary up to 3.6 metres in height. Where no setback is specified, standard A10 or B17 applies.
Walls on boundaries	A11 and B18	Walls should not be located on side boundaries for a distance of 5 metres behind the front façade of the building fronting the street.
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0 Maximum building height requirement for a dwelling or residential building

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A building used as a dwelling or a residential building must not exceed 12 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed 13 metres. This does not apply to:

- An extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.
- The rebuilding of a lawful building or works which have been damaged or destroyed.

A lift overrun may exceed the abovementioned mandatory height requirements by no more than 1.2 metres.

In areas subject to the Special Building Overlay or the Land Subject to Inundation Overlay, the maximum building height may be exceeded by no more than the minimum additional building height required by the overlay provisions.

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:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.

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 visual transition to residential properties in the Neighbourhood Residential Zone
- Whether the proposal meets the preferred neighbourhood character statement and design objectives for the Precinct.

6.0 Transitional provisions

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Schedule 11 to Clause 32.08 to the General Residential Zone does not apply to an application to construct or extend a dwelling or residential building made before the approval date of the planning scheme amendment that introduced this schedule into the planning scheme. The requirements of Clause 54 as they apply to Clause 54.03-2 or of Clause 55 as they apply to Clause 55.03-2 as in force immediately before the said approval date continue to apply.

Despite the provisions of Schedule 11 to Clause 32.08, these do not apply to an application under Section 69 of the Act to extend a permit to construct or extend a development.