

--/120--
C198

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

CLOSE TO ACTIVITY CENTRES AND STRATEGIC TRANSPORT ROUTES

1.0

Neighbourhood character objectives

--/120--
C198

To encourage a new neighbourhood character of contemporary, well-articulated and designed residential development at increased densities, including units, townhouses and apartments.

To ensure new development is sympathetic and responsive to its surroundings and provides an appropriate transition to lower-scale residential areas.

To encourage new development with smaller, well-landscaped front setbacks.

To encourage a preferred neighbourhood character of increased residential density, including townhouses and apartments, with smaller front setbacks.

~~To encourage site layout and building massing that preserves the amenity of adjacent residential development.~~

Commented [ES1]: Additions as recommended by Panel (tracked against exhibited version).

2.0

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

--/120--
C198

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

Commented [ES2]: Panel recommendation to delete (consistent with Council's Position).

Commented [ES3]: Introduced through Amendemnt VC143

23.0

Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

--/120--
C198

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

34.0

Requirements of Clause 54 and Clause 55

--/120--
C198

	Standard	Requirement
Minimum street setback	A3 and B6	As per A3 and B6 or 5 metres, whichever is the lesser
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified

	Standard	Requirement
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

45.0

--/120--
C198

Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 11.5 metres and must not contain more than 3 storeys.

Commented [ES4]: Consistent with Ministerial Direction on the form and content of planning schemes.

56.0

--/120--
C198

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:

- The design response must explain how the site layout and building massing has been configured to preserve the amenity of existing secluded private open space on surrounding residential development.

67.0

--/120--
C198

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 the development contributes to establishing a new neighbourhood character consistent with the objectives at part 1 of this schedule.
- Whether the site layout and building massing have been configured so that the amenity of adjoining residential development is preserved. ~~reasonable consideration has been given to configuring the site layout and building massing so that the amenity of adjacent residential development is preserved.~~
- Whether the site layout and building massing ensures reasonable amenity for future residents in regards to privacy, solar access, noise, ventilation, secluded private open spaces and communal open spaces.
- Whether an appropriate transition to adjoining lower-scale residential development has been achieved, having regard to the context of the existing streetscape and surrounding area.

Commented [ES5]: Additions as recommended by Panel (tracked against exhibited version).