

21/11/2019
C105latr**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ1**.**INCREMENTAL CHANGE (FIVE MINUTE NEIGHBOURHOODS)****1.0**21/11/2019
C105latr**Neighbourhood character objectives**

To accommodate modest housing growth in the form of townhouses and units within walking distance of Activity Centres.

To ensure new medium density development provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.

To ensure upper levels of buildings, are set back to minimise dominance within the streetscape.

Encourage walls on boundaries to be setback from the building facade to provide space for landscaping, building articulation and appearance of space between dwellings.

To encourage the retention and planting of canopy trees in the front setback and encourage low or open style front fences.

2.021/11/2019
C105latr**Construction or extension of a dwelling or residential building - minimum garden area requirement**

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

Yes

3.021/11/2019
C105latr**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?

Yes

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?

Yes

4.021/11/2019
C105latr**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	One canopy tree in front setback with no less than 50% planted or grassed landscape area
Side and rear setbacks	A10 and B17	<p>A new building not on or within 200mm of one side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres</p> <p>Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries</p>

	Standard	Requirement
		Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	1.2 metres

5.021/11/2019
C105latr**Maximum building height requirement for a dwelling or residential building**

None specified.

6.021/11/2019
C105latr**Application requirements**

None specified.

7.021/11/2019
C105latr**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 new development reinforces a wide streetscape and a garden dominant character of the area.
- Whether the development provides for an appropriate visual transition to residential properties in a Neighbourhood Residential Zone.
- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by providing space for car parking in front of garages and carports within the property boundary.
- Whether the building façade provides articulation and appearance of space between dwellings.
- Whether space is provided within the front setback for landscaping.