08/07/2021
C211brim

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ1** .

INCREMENTAL CHANGE AREAS

1.0 Neighbourhood character objectives

08/07/2021
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None specified.

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

26/04/2024
VC252

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

None specified.

5.0 Application requirements

26/04/2024
VC252

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, s appropriate, to the satisfaction of the responsible authority:

- 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.

6.0 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 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 3.0 would result in a loss of on or off-site amenity.