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SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3** .

PAYNESVILLE GROWTH AREA

1.0 Neighbourhood character objectives

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To establish a pattern of residential development across the growth area that supports good access, neighbourhood cohesion and reinforces the local character of a small lakeside town.

To provide for diverse types of housing and a range of lot sizes and densities including medium density housing, aged care and retirement accommodation.

To ensure a high standard of design for housing development that reinforces Paynesville's character and environmental values and meets contemporary standards for efficiency and sustainability.

To establish native planted corridors in key locations and create distinctive tree-lined street environments that frame road corridors and major entry points, provide open space connections for cyclists and pedestrians and enhance the visual appearance of the built environment.

To ensure the provision of suitable infrastructure and utilities to efficiently service development and that are designed to enhance local character.

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

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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

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	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	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

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

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None specified

5.0 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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis plan and/or report demonstrating how development of the site responds to:
  - Site features including vegetation to be removed and retained, topography, views and adjoining development conditions.
  - The Neighbourhood Character Objectives specified within this clause.
- For subdivision applications, a landscape plan which details landscaping within the streetscape and other areas of public realm.
- For building and works applications, a landscape plan which details landscaping within the lot.
- For building and works applications, a schedule of colours and materials.

6.0 Decision guidelines

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None specified.