09/02/2023
C114hbay

SCHEDULE 10 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ10** .

Precinct 16 West

1.0 Neighbourhood character objectives

09/02/2023
C114hbay

To ensure development on the site is responsive to existing interfaces with established residential areas.

To ensure new development provides visual interest, articulation and positive address to public open space.

To encourage a high quality urban environment with landscaped front gardens accommodating canopy trees.

To ensure development responds to existing industrial areas by incorporating amenity protection measures that display a high level of architectural resolution, even if temporary in nature.

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?
Yes

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
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	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	A dwelling has an area of secluded private open space of 12 square metres with a minimum dimension of 2.4 metres. All other requirements in Standard A3-2 continue to apply, including alternate private open space provisions.

	Standard	Requirement
	B3-5	A dwelling or residential building has secluded private open space with direct access from a living area, dining area or kitchen consisting of: ▪ An area of 12 square metres with a minimum dimension of 2.4 metres; or ▪ An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or ▪ A balcony with at least the area and dimensions specified in Table B3.5; or ▪ An area on a roof-of at least 10 square metres, with a minimum dimension of 2 metres width. All other standards of B3-5 continue to apply.
Front fence height	A2-7 and B2-8	A front fence within 3 metres of a street should not exceed 1.2 metres.

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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An application to use or develop land should be accompanied by the following, as appropriate, to the satisfaction of the Responsible Authority:

- A Town Planning Report that amongst other things includes an assessment of how the planning permit application is generally in accordance with the approved Development Plan.
- A Landscape Plan, detailing existing vegetation; proposed retention and removal of vegetation; new planting / landscape works; and any fencing or acoustic treatments required within the landscape areas of the site.
- A Transport Impact Assessment Report, detailing the existing and proposed transport arrangements taking into account the Access and transport Plan component of the Development Plan, clauses 52.06 and 52.34 and other relevant provisions of the scheme.
- A Sustainability Management Plan, unless the proposal relates to minor buildings and works.
- An Acoustic and Vibration Impact Report, detailing the proposed mitigation measures for the development taking into account the acoustic and vibration impacts component of the Development Plan.
- A Waste Management Plan.
- A report that outlines how the pipelines adjacent to the northern sub-precinct are responded to including details of a Pipeline Risk Assessment with relevant stakeholders.

6.0 Decision guidelines

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None specified