02/05/2024
C203king

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

INCREMENTAL CHANGE - URBAN CONTEMPORARY 1A PRECINCT – BONBEACH

1.0 Neighbourhood character objectives

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To support contemporary building designs that incorporate architectural elements and limited variations in building materials to articulate facades.

To respond to the existing grain of dwellings in the estate and maintain the predominant pattern of setbacks and dwelling siting.

To encourage the planting of indigenous and native trees, shrubs and grasses and the provision of open front gardens with no front fencing.

To minimise the visual dominance of driveways, garages and carports, by integrating within buildings and minimising hard surface areas.

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	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	A front fence within 3 metres of a street should not exceed: ▪ 2 metres for streets in a Transport Zone 2; ▪ 1.2 metres for other streets.

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:

- Plans showing all existing vegetation, any vegetation proposed to be removed, and distances between existing vegetation and new development.
- Plans showing all proposed landscaping including trees, vegetation, species and mature height.

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 there is an opportunity to retain existing vegetation.
- Whether the location of site services, infrastructure and building footings would impact on tree retention.
- Whether there is sufficient volume of soil appropriate to the species to support the health of the tree.
- Whether alternative proposed landscaping and vegetation planting will achieve a suitable outcome where tree planting is not possible within the rear setback.
- Where a tree planting requirement is specified for private open space, and the space is in a rear or front setback, regard should be given to the capacity of the space to accommodate multiple trees, and whether one tree would be sufficient.