

--/---
Proposed C125

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

GARDEN CITY SUBURBS

1.0 Neighbourhood character objectives

--/---
Proposed C125

- To ensure development is consistent with the desired future character statement for the area as set out in Clause 22.01-4.
- To ensure that development enhances the existing garden city character.
- To ensure development has generous and consistent setbacks and respects the height, scale and massing of existing dwellings in the neighbourhood.

2.0 Permit requirement for the construction or extension of one dwelling on a lot

--/---
Proposed C125

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

500 square metres

3.0 Requirements of Clause 54 and Clause 55

--/---
Proposed C125

	Standard	Requirement
Minimum street setback	A3 and B6	Front setback – 7.6 metres Garages or carports including those attached to the dwelling should be setback at least 1 metre from the front facade of the dwelling.
Site coverage	A5 and B8	50%
Permeability	A6 and B9	30%
Landscaping	B13	Provision and/or retention of at least one canopy tree plus 1 canopy tree per 5 metres of site width – to reach a mature height at least equal to the height of the proposed development.
Side and rear setbacks	A10 and B17	Side setbacks – None specified Rear setbacks A minimum 5 metre setback.
Walls on boundaries	A11 and B18	None specified

	Standard	Requirement
Private open space	A17 and B28	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> An area of 75 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum dimension of 5 metres, convenient access from a living room and clear of all structures and services; or A balcony or roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. (This option is only available for apartment developments)
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1.2 metres.

4.0 Maximum building height requirement for a dwelling or residential building

--/---
Proposed C125

None specified.

5.0 Application requirements

--/---
Proposed C125

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:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.
- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services (including antennas, air conditioning units, fire fighting equipment and letterboxes).

6.0 Decision guidelines

--/---
Proposed C125

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:

- The preferred character statement contained in any applicable neighbourhood character study or housing study.
- Whether development contributes to ‘garden city’ character. Specifically, whether the proposal:
 - Provides sufficient and well located open space, primarily unencumbered by easements, to provide for large trees to be retained or planted within front, side and rear setbacks, and secluded open space areas. Environmental weeds and artificial grass should be avoided.
 - Provides vegetation in the front setback that softens the appearance of built form and contributes to the public realm.
 - Sites buildings to minimise the need to remove significant trees, and protect significant trees on the site and adjoining properties.
 - Minimises hard paving throughout the site by limiting driveway widths and lengths, providing landscaping on both sides of driveways, and restricting the extent of paving within open space areas.

- Maximises planting opportunities adjacent to the street by excluding hard paving such as car parking, turning circles and driveways, and minimising basement car parking, within the front setback.
- Where vehicle crossovers are located and whether they are minimised in number to prevent traffic disruption, and preserve nature strips and street trees.
- Whether the building retains human scale and, by the inclusion of significant breaks and recesses in building massing, is designed to avoid large block like structures dominating the streetscape.
- Whether the development uses robust and low maintenance materials and finishes that complement the neighbourhood, withstand weathering and create minimal adverse impacts (for instance, safe walking surfaces and limited reflective materials).
- How the development minimises the visual and amenity impact of utility areas, such as waste and recycling areas, and services including antennas, air conditioning units, fire fighting equipment and letterboxes.
- Whether the proposal provides for an appropriate built form transition to residential properties in the Neighbourhood Residential Zone.
- Whether the development minimises the impact to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to the adjoining properties.
- Whether the development incorporates design measures to maximise accessibility, safety and amenity for the occupants and visitors, including those with limited mobility, as well as providing for the safety and amenity of those using the public streets. These measures could include:
 - Legible, accessible and sheltered pedestrian entrances.
 - Ground and upper floor windows and doors facing the street.
 - Low or no front fencing.
 - The ability for cars to exit the site in forwards direction.
- Where the dimensions of an irregular shaped or corner lot make it difficult to meet side and rear setback standards, variation to these standards will be considered where the development proposal demonstrates that it contributes to ‘garden city’ character. Specifically, whether the variation or reduction in setback allows the development to:
 - Provide sufficient and well located open space elsewhere on the site, primarily unencumbered by easements, to provide for large trees to be retained or planted within front, side and rear setbacks, and secluded open space areas. Environmental weeds and artificial grass should be avoided.
 - Retain or plant vegetation in the front setback that softens the appearance of built form and contributes to the public realm.
 - Minimise the impact to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to the adjoining properties.
 - Establish setbacks that are appropriate taking into account the shape of the lot and the setbacks of adjoining properties.