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**SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ2**.

**6 BRANDON PARK DRIVE**

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

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

Yes

**2.0 Requirements of Clause 54 and Clause 55**

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	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	<ul style="list-style-type: none"> <li>Front setback: 7.5 metres to Brandon Park Drive, Collegium Avenue, Strata Crescent, and Academy Avenue. 6 metres to any other street.</li> <li>Side street setbacks as specified in the Tables to Standard A3 and Standard B6 continue to apply.</li> </ul>
<b>Site coverage</b>	A5 and B8	<ul style="list-style-type: none"> <li>None specified</li> </ul>
<b>Permeability</b>	A6 and B9	<ul style="list-style-type: none"> <li>None specified</li> </ul>
<b>Landscaping</b>	B13	<ul style="list-style-type: none"> <li>None specified</li> </ul>
<b>Side and rear setbacks</b>	A10 and B17	<ul style="list-style-type: none"> <li>None specified</li> </ul>
<b>Walls on boundaries</b>	A11 and B18	<ul style="list-style-type: none"> <li>None specified</li> </ul>
<b>Private open space</b>	A17	<ul style="list-style-type: none"> <li>None specified</li> </ul>
	B28	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>An area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum width of 5 metres and convenient access from a living room; or</li> <li>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or</li> <li>A roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul>
<b>Front fence height</b>	A20 and B32	<ul style="list-style-type: none"> <li>A front fence within 3 metres of a street should not exceed 1.2m.</li> </ul>

### 3.0 Maximum building height requirement for a dwelling or residential building

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- The maximum building height should not exceed:
  - 14 metres within 130 metres of Brandon Park Drive and more than 30 metres from Academy Avenue, or
  - 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.

### 4.0 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:

An application must be accompanied by the following information, as appropriate:

- Subdivision plans.
- Existing conditions plan, showing surrounding land uses and development, adjoining roads and pedestrian links, public transport routes, topography, and infrastructure provision.
- Concept plans for the site which show:
  - 15% of the site set aside as Public Open Space.  
(This is exclusive of the area to be set aside for the heritage stand of trees and of any area that is required as a wetland associated with the need to retain any water on site.
  - Provision of 30 public car spaces on the former Brandon Park Secondary College site in proximity to the preschool and maternal and child health centre on Collegium Avenue at no cost to Council.
  - New building orientation and location, indicative uses for each building, carparking areas, public roads, vehicle access locations, pedestrian and bike paths and areas and locations of private and public open space.
  - Three-dimensional building envelope plans including maximum building heights and setbacks.
  - The design philosophy for the site and indicative architectural themes including car parking areas and garages so that they do not dominate the street or any public open space.
  - Shadow diagrams of proposed building envelope conditions at 10.00am, 1.00pm and 3.00pm at 22nd September.
  - An indicative development schedule including the minimum number, type (including a significant component of Affordable Housing) and density of dwellings and the floor area of any proposed non-residential uses.
- A traffic management report and car parking plan and where required traffic management measures which includes:
  - Identification of roads, pedestrian, cyclist and vehicle access locations, including parking areas, both internal and external to the site.
  - The dimensions and typical cross sections of the road network.
  - A pedestrian link from Strada Crescent through the proposed public open space to Brandon Park Drive.
  - Location of at least six indented car spaces on Collegium Avenue opposite the existing Preschool and Infant Welfare Centre for short term parking associated with these uses.
  - Location and linkages to public transport.
  - Car parking rates for all uses, including visitor parking.
  - Provision for bicycle facilities.

- A landscaping plan which shows:
  - The landscape concept for the site Retention of significant mature vegetation within the public open space reserves and where possible, trees scattered throughout the site.
- The principle features of the drainage systems, in particular proposed to manage on-site stormwater detention.
- The proposed staging of the development.

## 5.0 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:

- The provisions of this planning scheme including local policies and the objectives set out in Clauses 54 and 55 of the scheme.
- The orderly development of land including management of traffic, car parking, the provision of pedestrian ways and open space.
- The overall objective for the land to achieve an integrated medium density residential development offering a choice and diversity of housing opportunities and types, appropriate to its setting and achieving a high quality of amenity and urban design.
- The provision of a range of dwelling types to cater for a variety of housing needs including a component of Affordable Housing.
- The incorporation of sustainable design features to address water and waste management, solar access and energy saving initiatives, to deliver lower living costs for future residents.