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Proposed C114hbay

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4**.

PRECINCT 16 WEST

1.0 Neighbourhood character objectives

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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 or residential building - minimum garden area requirement

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Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

Yes

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

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

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0 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	New development should provide at least one canopy tree in the front setback of each lot.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified

	Standard	Requirement
Private open space	A17	<p>A dwelling should have an area of secluded private open space at the side or rear of the dwelling or residential building with convenient access from a living room consisting of:</p> <ul style="list-style-type: none"> An area of 12 square metres with a minimum dimension of metres, or A balcony of 8 square metres with a minimum width of 1.6 metres, or A roof-top area of 10 square metres with a minimum width of 2 metres.
	B28	<p>A dwelling or residential building should have an area of secluded private open space at the side or rear of the dwelling or residential building with convenient access from a living room consisting of:</p> <ul style="list-style-type: none"> An area of 12 square metres with a minimum dimension of 2.4 metres, or A balcony of 8 square metres with a minimum width of 1.6 metres, or A roof-top area of 10 square metres with a minimum width of 2 metres. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1.2 metres.

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Maximum building height requirement for a dwelling or residential building

None specified

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Application requirements

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.

7.0

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Decision guidelines

None specified