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Proposed C133hbay

## SCHEDULE 9 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ9**.

### NEWPORT MEDIUM DENSITY AREA

#### 1.0 Neighbourhood character objectives

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To provide front gardens that are visible from the street.

To support front building facades that are well articulated.

To support garages and carports set back behind the dwelling façade.

#### 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	Provide garden beds along accessways. Provide canopy trees in the following locations: <ul style="list-style-type: none"> <li>On lots with a frontage of 20 metres or less, at least 1 tree in the street setback.</li> <li>On lots with a frontage greater than 20 metres, at least 2 trees in the street setback.</li> </ul>
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> <li>1.5 metres in a Road Zone, Category 1</li> </ul>

## HOBSONS BAY PLANNING SCHEME

	Standard	Requirement
		▪ 1.2 metres in other streets

### **5.0 Maximum building height requirement for a dwelling or residential building**

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None specified.

### **6.0 Application requirements**

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None specified.

### **7.0 Decision guidelines**

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None specified.