SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ2.

AREAS CLOSE TO ACTIVITY CENTRES, TRAIN STATIONS AND STRATEGIC BUS ROUTES

1.0 Neighbourhood character objectives

To encourage a new neighbourhood character of contemporary, well-articulated and designed residential development, including units, townhouses and apartments with smaller, well landscaped front setbacks.

To ensure development is sympathetic and responsive to its surroundings and provides an appropriate transition to lower-scale residential areas.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?</td>
<td>No</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?</td>
<td>No</td>
</tr>
<tr>
<td>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?</td>
<td>No</td>
</tr>
</tbody>
</table>

4.0 Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
<td>Walls of buildings should be set back from streets at least 5 metres or in accordance with the table in Standard A3 and B6, whichever is the lesser.</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>None specified</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>None specified</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
<td>None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>None specified</td>
</tr>
<tr>
<td></td>
<td>B28</td>
<td>None specified</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>None specified</td>
</tr>
</tbody>
</table>
5.0
29/11/2019
C198case

Maximum building height requirement for a dwelling or residential building
A building used as a dwelling or a residential building must not exceed a height of 11.5 metres and 3 storeys.

6.0
29/11/2019
C198case

Application requirements
None specified.

7.0
29/11/2019
C198case

Decision guidelines
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 the site layout and building massing ensures reasonable amenity for future residents in regards to privacy, solar access, noise, ventilation, secluded private open spaces and communal open spaces.
- Whether an appropriate transition to adjoining lower-scale residential areas is achieved.