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Proposed C125

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

GARDEN CITY SUBURBS – SOUTHERN AREAS

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?

500 square metres

2.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	<p>7.6 metres</p> <p>Garages or carports, including those attached to the dwelling, should be setback at least 1 metre behind the dwelling unless constructed on a side boundary where they should be setback at least 2 metres behind the dwelling.</p> <p>Where new development is constructed to a side boundary the front setback must be increased by 2 metres for any part of the development that is within 2 metres of the side boundary.</p> <p>Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p>
Site coverage	A5 and B8	Maximum 40%
Permeability	A6 and B9	Minimum 40%
Landscaping	B13	Retention or provision of at least two canopy trees with a minimum mature height of 8 metres.
Side and rear setbacks	A10 and B17	<p>Side setbacks</p> <p>Side 1: a minimum 1 metre setback, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Side 2: a minimum 2 metre setback, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Rear setbacks</p> <p>A minimum 5 metre setback, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p>
Walls on boundaries	A11 and B18	<p>A wall on a side boundary should not exceed 6.5 metres in length.</p> <p>Walls should not be constructed on rear boundaries.</p>

	Standard	Requirement
Private open space	A17 and B28	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 area of 60 square metres, a minimum width of 5 metres and convenient access from a living room.
Front fence height	A20 and B32	1.2 metres, or 1.8 metres with at least 20% transparency if adjoining a Category 1 (RDZ1) or 2 (RDZ2).

3.0 Maximum building height requirement for a dwelling or residential building

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None specified.

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:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and plating 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).

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 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.