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## SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

### RESIDENTIAL TRANSITION AREA

#### 1.0 Neighbourhood character objectives

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None specified.

#### 2.0 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

#### 3.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	None specified
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	None specified
<b>Side and rear setbacks</b>	A10 and B17	First storey (ground level or basement) rear setback – 4 metres from a property in the Neighbourhood Residential Zone. Second storey rear setback – 5.5 metres from a property in the Neighbourhood Residential Zone. Third storey rear setback – 11.5 metres from a property in the Neighbourhood Residential Zone.
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	None specified
	B28	None specified
<b>Front fence height</b>	A20 and B32	None specified

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

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None specified.

#### 5.0 Application requirements

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None specified.

## **6.0 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 which must be considered, as appropriate, by the responsible authority:

- Whether a loss of amenity would result in varying the requirements of part 3.0 of this schedule.
- Whether the development provides for an appropriate visual transition to the Neighbourhood Residential Zone.
- The amenity impact on surrounding land uses.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.